

# 72 Kootara Crescent, Narrabundah, ACT 2604



## Sold House

Monday, 14 August 2023

72 Kootara Crescent, Narrabundah, ACT 2604

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



David Stokes  
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## Contact agent

Expressions of Interest Closes 5pm 14th June 2023 One of the first privately 'owner-built' homes in Canberra, constructed in 1956 and offering a rare lifestyle opportunity in this desirable area. A striking façade nestles privately within established front gardens, capturing beautiful northerly sun through large profile windows. Originally a separate residence and commercial premises, the home has been cleverly amalgamated to create a spacious yet flexible residence, characterised by its high ceilings, open floor plan and soft colour palette. Ready to move in and enjoy, with the future scope to personalise and re-imagine. The home also offers an approved studio space, ideal for business, extended accommodation or to be re-modelled back into a double garage. Situated just moments to Narrabundah Shops, Matina Street wetlands and arterial roads into Fyshwick, Kingston and the City. A remarkable offering! Features:- 1956 designed and built home, cleverly re-worked to create a spacious family residence.- Roof replaced 2021.- Private front courtyard, offering a private and sun-filled space for entertaining.- Split system heating and cooling in living areas, studio.- Feature timber flooring throughout living areas and some bedrooms.- Large profile windows overlooking the front courtyard.- Kitchen, extended in 2000, offering electric cooking and ample storage.- Large undercover entertaining area, nestled within the private rear gardens.- Extended main bedroom with built-in wardrobes, safe and ensuite.- Three further double bedrooms, ideally segregated.- Two renovated bathrooms with bath tubs.- Exterior laundry adjacent to studio.- 50sqm studio space with plumbing and storage, ideal for business, extended accommodation or potential double garage.- High speed ADSL internet connection to house and studio.- Shade sail for undercover parking.- Automatic watering system, with four separate zones.- Short walk to Narrabundah Shops, Matina Street Wetlands and Fyshwick Markets. - Ideal schooling options nearby, with Red Hill Primary, St. Benedict's, St. Edmund's, St. Clare's, Telopea Park High School and Narrabundah College.- Easy commute to Manuka Village, Kingston, Fyshwick and into the CBD. Property Details: Living Size: 185sqm Block Size: 755sqm UCV: \$940,000 EER: 3.0 Note: Figures are approximate.