

# 8 Euroka Street, Narrabundah, ACT 2604



## Sold House

Tuesday, 14 May 2024

8 Euroka Street, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 403 m2

Type: House



Jonathan Irwin

**\$959,999**

Nestled in a tree lined loop street, 8 Euroka Street presents a single-level residence that offers comfort and convenience with the opportunity to add your personal touches. With new internal paint and carpet, solid brick and tile construction, great 'walkability' to local amenities and an excellent floor plan, it's the ideal ticket into the Inner South.

**THE HOME**  
The generously sized open-plan living and dining area is complemented by large windows filling the space with natural light. The living area flows out to a paved outdoor entertaining area and the private rear garden beyond. The kitchen features slate flooring, Westinghouse electric oven with integrated glass cooktop, excellent bench space and ample storage. There's are three well-sized bedrooms, each equipped with built-in wardrobes. The central bathroom has been updated and includes a second accessible shower and separate toilet. Additionally, reverse cycle Fujitsu split system air conditioning ensures year-round comfort. A single carport alongside extra driveway space, ensures there's off street parking for two vehicles. Completing the picture of this charming home, the cottage style garden features a level lawn, red brick pathways, established garden beds plus mature Silver birch and Japanese Maple trees. A lockable storage space and 2.7m by 2.7m garden shed adds practicality and convenience.

**THE LOCATION**  
Euroka Street is a quiet loop street located within easy walking distance of the Narrabundah Oval, two child care centres and the Narrabundah Community Garden. The Narrabundah shops offer a supermarket, cafe, specialty shops and an excellent choice of restaurants including XO and Kita. The wide leafy streets, generous open spaces, established gardens and the odd peacock add charm and character to this popular inner south locale. Narrabundah is located just moments away from the Parliamentary Triangle, Kingston & Manuka.

**SUMMARY**  
Generous open plan living & dining room  
Neat & original kitchen with updated Westinghouse electric oven  
3 well proportioned bedrooms with built-in robes  
Updated bathroom with additional accessible shower & separate toilet  
Slate tile flooring  
Freshly painted internally  
New carpet  
Fujitsu split system air conditioning  
Study nook  
Spacious laundry with external access  
Rinnai continuous flow gas hot water  
Fully fenced pet & child friendly rear garden  
Established Silver Birch & Japanese Maple trees  
Garden shed plus additional storage area  
4 min drive to St Benedict's Primary & Narrabundah College  
6 min walk to 2 Early Learning Centres  
7 min walk to Narrabundah Shops & Community Garden

Rent Estimate: \$650 - \$700  
Rates: \$862 per quarter  
Living: 111.37m<sup>2</sup>  
Carport: 19.38m<sup>2</sup>  
Porch: 2.25m<sup>2</sup>  
Total: 133m<sup>2</sup>  
Block: 403m<sup>2</sup>  
Build: 1982  
EER: 1  
All figures are approximate  
For more information, please contact Jonathan Irwin by submitting an enquiry form or calling 0421 040 082.  
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