

80 Caley Crescent, Narrabundah, ACT 2604



Sold House

Saturday, 23 September 2023

80 Caley Crescent, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

\$1,288,000

You just know when you arrive that this family home has been well-loved and very well maintained over the years. Rarely does a treasure like this double brick home come to the market, and our aim is to find new owners who will create very happy memories here, just like the current family. Positioned near the suburb boundaries of Red Hill and Griffith, you're not going to find a better entry level opportunity. Narrabundah offers a variety of home styles from different eras with complete streets going through transformations, and areas undergoing rapid gentrification. This is the suburb to buy into. There are many models of ex-government homes built in the 1950s/1960s - and this is the largest model of 105m² with an under roof entry porch, a segregated entrance area with a coat cupboard, a spacious L-shaped lounge/dining, bigger windows in every room, and a kitchen large enough to have a kitchen table and chairs. The northern orientation and elevated position on Caley Crescent just lends itself to drafting extension plans for the second living area and master bedroom (subject to ACTPLA approval). All this, and so very close to Griffith Shops, Manuka and Kingston. Features include: 1959 double brick construction Three bedroom home of 105m² North facing living and separate dining area Beautifully maintained 1980s kitchen Built-in robes to two of the three bedrooms Separate toilet Laundry room with storage cupboard 4 year old reverse cycle air conditioning Electric hot water system Brick garage with separate brick workshop room 1997 approved pergola and carport Vegetable patch Mature gardens with bursts of colour No mowing yard other than the verge Off-street parking Close to quality private and public schools Shopping and transport options close by EER 2 Rates: \$5087 pa Land value: \$974,000 Land size: 624m² Double Brick House: 105m² Brick Garage: 17.83m² Brick Workshop Room: 9.3m² Rent Appraisal: \$700-\$750pw Land Tax: (only payable if rented) \$9448 pa Note: all figures and measurements are approximate only