

80 Stuart Street, Narrabundah, ACT 2604



House For Sale

Wednesday, 24 April 2024

80 Stuart Street, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 431 m2

Type: House



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AUCTION

This charming, carefully renovated Narrabundah duplex presents a superb opportunity in the Inner South market. Perfectly hidden with a substantial cotoneaster hedge, the beautifully landscaped gardens surrounding the home create a welcoming atmosphere. Boasting perfect northern orientation, you will enjoy abundant natural light throughout the day and an enclosed lawn which is gated and safe for kids + pets. A rear wraparound covered outdoor entertaining deck, complete with a brick pizza oven and television, is perfect for enjoying afternoon sun; an entertainers dream. Inside, the residence boasts a meticulous renovation. Entering the downstairs open plan living and dining area, you will find a gas heater in the original hearth for cozy winter days and a gorgeous view through double glazed windows. The kitchen and laundry have been tastefully renovated, including an oversized 900mm gas freestanding cooker, integrated double draw dishwasher, stone benchtops and ample storage. Upstairs, you'll find three generously sized bedrooms with treetop views and a renovated bathroom. A stylish double garage with automatic gate and generous workshop and storage, provides a perfect space for that special project. Situated within minutes walk of the boutique of Griffith Shops, Manuka Village, Narrabundah College, and prestigious schools like St Edmund's and St Clare's Colleges, this home offers convenience and accessibility. * 431sqm block with all day sunlight and double frontage* 125sqm internally plus 40sqm of covered outdoor area* Walking distance to Griffith Shops, Manuka, local schools, Kingston and Lake Burley Griffin* Flooded with natural light, double glazed windows, high EER * Meticulously renovated throughout, including services* Secure property with established hedging and electronic gate to driveway and front pedestrian access* Large deck for entertaining, covered and with direct garden access* 40sqm carport with workshop and storage room* New 8.8kW solar system* Proximity to Griffith shops, established schools and Canberra CityEER: 4.0 Land Size: 431sqm Living Size: 125sqm plus 40sqm externally Rates: \$4,705pa (approx.) Land Tax: \$8,649pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.