

84 Sprent Street, Narrabundah, ACT 2604



Sold House

Thursday, 12 October 2023

84 Sprent Street, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 724 m2

Type: House



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Contact agent

What you see: Entry into the Inner South in a tree-lined street with all of the makings of a home, in a location you'll never grow out of. What we see: Prime opportunity underpinned by a prime location. See more: North-west facing located in stunning tree-lined street. Open plan living and dining featuring slow combustion fireplace. Gourmet kitchen with island benchtop, pantry and ample storage. Stainless steel appliances include wall mounted electric oven, electric cooktop and Solt dishwasher. Master bedroom with built-in robe, ensuite and access to entertaining deck. Two additional bedrooms with built-in robes. Main bathroom with a bath. Tiled and timber flooring throughout. Split systems installed. Plantation shutters. Separate laundry with external access. Covered porch for outdoor entertaining. Additional insulated sound proof music/storage room. Low maintenance and sprawling manicured garden. Single car garage. Single and double carport. Within 2 minutes drive' to Narrabundah College. Within 2 minutes drive' to Narrabundah Playing Fields. Within 4 minutes drive' to Canberra Grammar. Within 5 minutes drive' to Manuka CBD. Within 7 minutes drive' to Canberra Girls Grammar. Within 13 minutes drive' to Canberra CBD. Total living: 137m². Garage: 22m². Block Size: 724m². Year Built: 1947. EER: 1.5. Rental range: \$720 - \$740 p.w. Rates: \$4,919 p.a. Land Tax: \$9,097 p.a (only applicable if rented.) UCV (2023): \$938,000. Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.