

**86 Walker Crescent, Narrabundah, ACT 2604**



**Sold House**

Friday, 1 March 2024

86 Walker Crescent, Narrabundah, ACT 2604

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 562 m2**

**Type: House**



Leanne Palmer  
0400545343



Tom Palmer  
0439567852

## Contact agent

Set beneath a canopy of lush greenery, this much-loved three bedroom plus study in a tightly held neighbourhood retains all the charm of its original design but is fully renovated and ready to move into and enjoy. On an exceptionally private allotment of 562sqm (approx.) with long northern boundary. The original 1960's butterfly roof home has been tastefully extended to include a separate study or work from home space. A welcoming eclectic feel, unfussy and focused on lifestyle, this is a move in ready home, whilst still offering the opportunity for value adding over the coming years or decades. Established gardens surround the home, attracting an array of native birds to the property, there is room for a vegie garden and or chook run for the organic loving buyers. In the heart of Narrabundah, close to elite schools, cafes, restaurants, boutique shopping precincts, the Parliamentary Triangle and all the other wonderful amenities of this area - seize this fabulous opportunity and begin your Inner South journey here.\* Excellent study/ 4th bedroom just off the front entry\* Vaulted ceilings and oversized windows to bring the outside in, and ensure ample natural light\* Renovated bathroom central to the home \* Large and beautifully renovated kitchen complete with stone benchtops and large windows that overlook the rear gardens\* Separate laundry is close to the kitchen with access to the side of the house\* Open plan living flows naturally to the covered outdoor area creating a seamless flow through large opening doors for alfresco dining, relaxing and entertaining\* Reverse cycle airconditioning\* New carpet installed to all bedrooms\* New roller blinds to all windows\* Established gardens with lovely privacy and year round changes with flowering and seasonal colour\* Zoned for Red Hill Primary School and prime location with easy school catchment: Narrabundah College, St Bedes, Telopea Park School, St Edmunds and St Clare's Colleges Rates: \$4,479pa (approx.) UCV: \$800,000 (2023) 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.