

**8B Lumeah Street, Narrabundah, ACT 2604**



**Townhouse For Sale**

Wednesday, 3 April 2024

8B Lumeah Street, Narrabundah, ACT 2604

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: Townhouse**



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**\$1,495,000**

Located on a quiet tree lined street, only a short stroll to the local Narrabundah shops this modern contemporary townhouse is one you do not want to miss! This near new townhouse offers an open plan living and dining area, featuring floor to ceiling windows opening directly onto the outdoor entertaining area. The double-glazed windows ensure abundance of natural light all year round! The sleek kitchen features high quality appliances, a walk-in pantry with optimal storage and a large outlooking window. The entry level features a large master bedroom with an ensuite and bathtub. A powder room for guest convenience, and a tucked away laundry. Upstairs, you will find the second master bedroom featuring a walk-in wardrobe, an ensuite and its own private balcony onlooking the quiet tree lined street. Upstairs also features the additional two bedrooms. Each bathroom is sleekly finished with black tapware, floor to ceiling tiles and underfloor heating. The lock up garage holds 2 to 3 cars with fingerprint recognition for direct internal access. Along with an additional allocated car park within the basement. Features: • 4 bed, 3 bath, 1 powder room, extra-large garage to suit 2 to 3 cars, allocated car park within the basement. • Close proximity to Narrabundah shops • Under floor heating in all the bathrooms • Reverse cycle heating and cooling • Large front courtyard and backyard • High quality Electrolux kitchen appliances • Engineered oak timber floor boards • Front and garage entry smart locks • Floor to ceiling double glazed windows in the open plan living and dining area • Upstairs master bedroom features its own private balcony • All bedrooms feature premium wool carpet • Motorised blackout roller blinds in the lounge room and upstairs master bedroom • 2500L rainwater tank • Electric hot water system • Crimsafe front security door and window screens

NOTE: Property has the option to be sold partially or fully furnished  
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