

**9 Arunta Street, Narrabundah, ACT 2604**

**VERV**

**Sold House**

Sunday, 13 August 2023

9 Arunta Street, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 736 m<sup>2</sup>

Type: House

**\$1,290,000**

Price Guide: \$1,290,000+Experience the allure of Canberra's rich history with a home that seamlessly combines the charm of yesteryears with modern upgrades. Originally crafted in the 1950s to accommodate senior Department of Defence personnel this home is a charming slice of Canberra history.Entering through a covered portico and a grand glass-fronted entrance hall, the elegant tone is set through the spacious steel-framed and brick-clad design. Throughout the property, delightful upgrades enhance the living experience while preserving the home's essential character. The expansive combined lounge and dining room, complete with a fireplace, create a warm and inviting ambience, perfect for relaxing and entertaining.The house boasts 3 bedrooms, with the main bedroom wing providing a private sanctuary featuring an ensuite and walk in robe, a perfect haven for parents seeking tranquillity and comfort. Previously a self-contained flat, this section can serve as a versatile family or rumpus room as well. The 2 other generously sized bedrooms feature built-in robes, while the beautifully renovated bathroom boasts walk-in glass double showers and a vanity, accompanied by a separate matching toilet with elegant glass brick windows.The kitchen comes equipped with a new 5-burner gas stove and dishwasher. Adjacent to the kitchen, a utility room/laundry provides additional storage and preparation facilities for added convenience. Other desirable features include Bravis ducted gas heating, ducted evaporative cooling, and a deck with a Laserlite cover accessible from both the kitchen/utility room and the main bedroom. A double garage with a rear studio/bar and its own decking adds to the allure. The house showcases well-maintained timber floorboards, carpets in bedrooms, and new lights, creating a fresh and stylish living space. Ample storage options abound, making organization effortless. Outdoors, the easy-care gardens demand minimal lawn maintenance.Features Include:-3 large bedrooms with built-in/walk-in robes-Renovated modern bathroom & ensuite-Cosy lounge/dinning room with a fireplace-Retro kitchen with access to utilities room-Covered deck accessible from kitchen and main bedroom-Double car garage-Studio/private bar with decking off garage-Covered portico entrance hall-Low maintenance gardensSet on a generous 736m2 block, the property offers ample space for outdoor activities and endless possibilities. Located in the inner South, it's ideal for families or executive couples seeking a prime address close to Canberra's finest schools. The proximity to Canberra Avenue ensures easy access to all parts of the city, including the Parliamentary Triangle and Russell. Indulge in sophisticated dining options at local shops or take a short five-minute drive to explore the vibrant areas of Manuka, Kingston, Griffith, and the Fyshwick market.