

9 Boolimba Crescent, Narrabundah, ACT 2604



Sold House

Friday, 3 May 2024

9 Boolimba Crescent, Narrabundah, ACT 2604

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 793 m²

Type: House



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Nestled in the effervescent suburb of Narrabundah, this immaculate property unveils a realm of refined living. Seamlessly blending contemporary elegance with architectural finesse, this executive home most certainly offers it all. Upon entering through an oversized pivot door, the senses are immediately captivated by the opulent ambiance. Recently refinished hardwood floors provide a sumptuous foundation, leading the way to a single-level design adorned with contemporary tones, bespoke lighting fixtures, and unparalleled finishes. The heart of the home, a stunning kitchen, stands as a masterpiece of design and functionality. A 4m waterfall concrete, top-of-the-line Miele appliances including gas hob, dual free-standing ovens, and silent rangehood, it seamlessly integrates with the expansive living and dining areas, extending effortlessly to a private undercover alfresco haven. Here, an entertainment deck beckons, boasting a built-in gas BBQ, perfect for hosting soirées under the stars and watching children frolic in the pool. The main bedroom suite is perfectly segregated at the front of the home, with a bespoke robe and freshly renovated luxe ensuite. Bedrooms 2, 3 + 4 are all generously proportioned with more than vast custom cabinetry, plantation shutters, private garden or pool views, and access to the modern main bathroom. Luxurious finishes from the Australian hardwood flooring, to the radiant wall heating, generosity of linen drapery and the vast yet cosy living zones. Warm and cosy by the fireplace, or enjoy the breeze in summer, flowing through the 260sqm living space. The outer spaces have not been forgotten about. Lavishly landscaped gardens, privacy fencing and mature hedging, a divine travertine tiled pool and more than ample car accommodation/ storage/ workshop. Lovers of the outside, of fun, of entertaining and of style, will feel right at home at #9. This meticulously curated home epitomizes sophistication and presents a rare opportunity to indulge in one of Narrabundah's most sought-after enclaves. * 4 bedrooms, 2 bathrooms, and a double undercover carport on a sprawling 793sqm parcel of land * Single-level north-facing living spaces include a spacious lounge, vast undercover alfresco entertaining deck, along with an open-plan living, dining, and kitchen hub looking out to the pool * Travertine tiles surrounding the heated pool looking onto a level and secure dog and children's lawn * Show-stopping kitchen with a concrete kitchen island, premium appliances, ample storage, walk-in pantry, 900mm free-standing cooker * Luxurious main suite with a walk-in robe and a stunning new ensuite, featuring designer tiling, a rain head shower, and a custom curved vanity * Quality main bathroom with a free-standing tub, frameless rain head shower, and high-end finishes * Large study with incredibly well-fitted joinery, perfect for working from home * Oversized family laundry with integrated storage and garden access * Programmable hydronic heating, evaporative cooling, and a gas log fire for year-round comfort * Low-maintenance garden equipped with automated irrigation and feature lighting, security gates * Double undercover carport plus double tandem garage, keypad security gates * Double-glazed windows throughout most of the home, CrimSafe, and an integrated complete security system. EER: 5.0 Land Size: 793sqm Living Size: 260sqm Rates: \$4,298pa (approx.) Land Tax: \$7,793pa (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.