

91 Stuart Street, Narrabundah, ACT 2604

Francis

Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

\$2,100,000

There's a special sanctuary waiting just for you in the inner south, ready to deliver a lifestyle to love. Nestled behind established hedges for enhanced peace and privacy, this modern oasis promises effortless living and entertaining. Impeccably presented, natural light cascades in to make the interiors fresh and airy, with high ceilings and gleaming Jarrah floors enriching its welcoming ambience. Come together in the heart of the home - where a gourmet kitchen co-exists with an expansive living and dining zone - and share stories of your day, while weekends are made for making memories with loved ones. Bifold doors create a seamless indoor-outdoor connection for social events, where you can congregate on the wraparound deck or let the party spill out onto the paved patio. Plus, look forward to summer fun in the supersized pool (complete with its very own slide!), with plenty of green spaces for kids and pets to play. Set across a fuss-free single level, the home also features a separate rumpus room to relax in, two stylish bathrooms and a 6kW solar system to keep costs at bay. Additionally, families will appreciate the four spacious bedrooms and the premium location, placed near some of Canberra's finest schools. Griffith shops, cafes, playgrounds and sporting fields are also close, and a short drive to the CBD. With all the hard work done for you, this first-class inner-south home is ready for you to move straight in and enjoy. Make it your must see and arrange an inspection today.

Property Specifications:

- Sleek and modern family sanctuary, delivering effortless living and entertaining
- Supremely private 813m² block, with established hedges on all boundaries
- Impeccably presented, with all the hard work done for you
- Double glazed windows through out the house
- Fresh and airy interiors, enriched with high ceilings, abundant natural light and gleaming Jarrah floors
- Gourmet kitchen with gas cooking, overlooks the expansive living and dining zone
- Bifold timber doors open up to create a seamless indoor-outdoor connection
- Separate rumpus room with in-slab heating
- 4 spacious bedrooms and 2 stylish bathrooms with in-slab heating
- Wraparound timber deck plus a paved patio with built-in stainless steel BBQ and retractable, remote-control awnings for enviable alfresco entertaining
- Oversized tiled pool with slide and solar heating
- Oversized single garage plus ample off-street parking
- Remote-controlled and retractable steel driveway gate
- Fully irrigated and landscaped front and rear gardens
- Lush, private and secure lawn areas for kids and pets to play
- 6kW solar system running from 16 solar panels, alarm system, in slab safe plus large linen closet and service courtyard
- Short walk to Griffith shops, cafes, playgrounds and sporting fields
- Close to Canberra's best schools, including Both Grammar schools, 1km to Narrabundah College

From the owners point of view 'We were very excited 13 years ago when this house came onto the market, we had always loved it when driving by and were so excited to move in. It's been the perfect home to raise our daughter with schools, parks and shops close by in what we've always found to be a safe and friendly neighbourhood. We particularly have enjoyed the convenience of being so centrally located to work, airports, markets, leisure facilities with nothing ever too far from home. We have loved the beautiful green, tree lined streets and enjoyed getting to know not just our human neighbours but the plentiful birdlife who visit regularly. While will be sad to leave our beautiful home, we are happy that whoever buys this property will love the place as much as we do'