

10 Marlee Place, Narrabundah, ACT 2604

LUTON

House For Sale

Thursday, 11 July 2024

10 Marlee Place, Narrabundah, ACT 2604

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 464 m²

Type: House



Sophie Luton
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Auction

Constructed approximately 30 years ago, providing very generous spaces throughout the home. Superbly presented, light and fresh with a northerly aspect to the rear. Four spacious bedrooms, three with built-in-robies and a living room and kitchen. The back garden captures the aspect beautifully with a large entertainment deck surrounded privately with landscaped gardens. Complete with a single garage and carport, ducted gas heating and evaporative cooling. This is an excellent opportunity to enter the Inner South in a property that doesn't require any immediate work. Features; Brick construction Front terrace Northerly aspect to the rear Engineered timber floors Four bedrooms (3 with built-in-robies) Kitchen with electric appliances including dishwasher Living room Laundry Main bathroom Ducted gas heating Evaporative cooling Gas hot water Entertainment deck Private, fenced and landscaped back garden Single garage Single carport Excellent location, close to Narrabundah shops, Fyshwick Markets, Fyshwick and St Clare's and St Edmunds Colleges. EER: 4.0 Land Rates: \$3,520 approx Land Size: 464m² approx UCV: \$650,000 approx