

# 118 Captain Cook Crescent, Narrabundah, ACT 2604



## House For Sale

Sunday, 23 June 2024

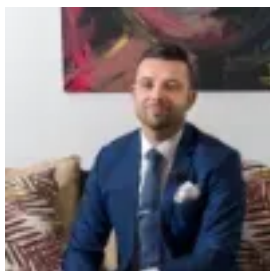
118 Captain Cook Crescent, Narrabundah, ACT 2604

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kostya Logvinov  
0261510102



Drew Spratt  
0413772370

## Contact Agent

+ Blue-ribbon street in a desirable inner south location perfect for redevelopment+ 649m<sup>2</sup> level easy care block+ North facing+ Close to quality public and private schooling including Narrabundah College, Canberra Grammar School, Telopea Park, St Benedict's Primary school+ Walking distance to Griffith, Manuka and Lake Burley Griffith+ Existing dwelling built in 1954 and extended in 1976+ Established fruit treesNestled on a level block in one of Narrabundah's most sought-after tree-lined streets, 118 Captain Cook Cres offers a fantastic opportunity to secure prime inner south land that will be ideal for those looking to build their dream home or use the existing home as a blank canvas for renovations. There is no better time than now if you are looking to secure your piece of the tightly held Inner South market. There are several schools, shops, sports fields, and cafes within a short walking distance. This property is located within the all-important catchment area for the inner south school system.+ House size: 150m<sup>2</sup>+ Garage: 36m<sup>2</sup>+ Front Patio: 15m<sup>2</sup>+ Unimproved Value: \$775,000 (2023)+ Rates: \$4,650 per annum (approx.)