

# 16 Caley Cres, Narrabundah, ACT, 2604



## House For Sale

Thursday, 24 October 2024

16 Caley Cres, Narrabundah, ACT, 2604

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Bree Currall  
0262959911

## Tighnabruaich - House on the Hill

Unmatched quality and beauty reach new heights-literally-at this prime location on Caley Crescent. Tighnabruaich, which translates from Gaelic to "the house on the hill," offers breathtaking views over Babbage Crescent parkland, with sweeping vistas of the district and Black Mountain Tower. The open parkland in front guarantees an unobstructed sense of space that will remain untouched.

This home is a stunning tribute to space, light, and impeccable craftsmanship. Its clean, bold lines and timeless design showcase beautiful textures and colors, accentuating the appealing original features of the double brick structure. Updated double-glazed windows maximize the benefits of the northerly aspect while creating a seamless connection to the backyard.

Spanning a generous 120sqm of internal living space, this residence fosters an ideal environment for family living, with ample areas for entertaining guests or simply unwinding with loved ones. The covered rear alfresco area radiates Noosa vibes, complemented by a sleek, state-of-the-art kitchen equipped with an induction cooktop, European appliances, and stunning stone countertops.

- \* Designer inclusions, double glazed windows, hardwood timber flooring, 120m<sup>2</sup> of living area
- \* Spacious and light-filled open plan living, flowing to covered alfresco area with built in BBQ
- \* Kitchen with induction cooktop, integrated dishwasher, underslung white fragranite sink
- \* Three beautiful serene bedrooms, two with built-in robes
- \* Luxurious master bathroom, under tile heating, bespoke vanity, Artisan tiling, brushed gold tap-wear
- \* Large internal laundry
- \* Single automatic garage with internal rear access and workshop/bike storage space
- \* Manicured tiered lawns with inground sprinkler system
- \* Ducted reverse cycle heating and cooling throughout

Rates: \$5,526pa (approx.)

Land Tax: \$11,666pa (approx.)

UCV: \$1,040,000 (2024)

EER: 3.5

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