

36 Scott Street, Narrabundah, ACT, 2604



House For Sale

Friday, 9 August 2024

36 Scott Street, Narrabundah, ACT, 2604

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Bree Currall
0262959911

Private Family Garden Oasis

Exclusive position meets charming ambience in this quality family home located in one of Narrabundah's most prized pockets, close to quality schools, local shops and mere minutes from thriving Manuka Village, The Foreshore, Parliamentary Triangle and some of Canberra's best nature reserves. Quality design delivers versatile living that will cater for most family dynamics, and includes a spacious living room with study nook, formal dining, and an additional sunken lounge room that opens out to quality undercover alfresco entertaining set amongst beautiful, landscaped gardens. The central kitchen offers the home chef great connection to family and guests, as well as a garden outlook, and boasts timber benchtops, gas hob, tiled splashbacks, dishwasher and plenty of storage throughout.

The main suite is private and tranquil, delivering a retreat style setting, and enjoying both an expansive walk-in robes and ensuite, complete with an oversized shower and large timber top vanity. The main bathroom offers similar finishes, with the welcome addition of a bathtub and convenient separate toilet and vanity, and services the 3 additional bedrooms, all with built-in robes. An internal laundry, plentiful storage throughout, double lock up garage with internal access, and garden shed headline a long list of additional features that ensures an inspection of this warm and welcoming Narrabundah charmer will not disappoint.

- * 4 bedrooms, 2 bathrooms and double remote-control lock up garage on 1076sqm of land
- * Versatile living spaces include spacious sunken living room and study nook, formal dining and expansive lounge with fireplace, opening out to quality undercover outdoor entertaining set amongst landscaped gardens
- * Central kitchen with timber benchtops, gas hob, tiled splashback, dishwasher and plenty of storage
- * Private main suite with spacious walk-in robe and quality ensuite, complete with oversized shower and large timber top vanity + 3 additional bedrooms, all with built-in robes
- * Main bathroom with bathtub and separate shower + convenient separate powder room and large vanity with good storage
- * Large internal laundry + walk-in linen cupboard
- * Ducted heating and evaporative cooling
- * Double lock up garage with internal stair access + additional garden shed
- * Close to quality schools, local shops and mere minutes from thriving Manuka Village, The Foreshore, Parliamentary Triangle and some of Canberra's best nature reserves

Rates: \$6,491pa (approx.)

Land Tax: \$14,047pa (approx.)

UCV: \$1,200,000 (2023)

EER: 4.0

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