

**38 Carnegie Crescent, Narrabundah, ACT, 2604**



**House For Sale**

Tuesday, 13 August 2024

38 Carnegie Crescent, Narrabundah, ACT, 2604

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Stephen Thompson  
0262395551

## Spacious Family Haven Backing Nature Reserve

Auction Location: On Site at 38 Carnegie Cres, Narrabundah

Welcome to 38 Carnegie Crescent, a delightful 4-bedroom, 3-bathroom residence that offers the perfect blend of comfort and convenience for your family. This charming home is designed to create lasting memories and provide a peaceful retreat from the bustling world outside.

Nestled against Rocky Knob Park, this property boasts a generous garden that serves as a natural extension of the surrounding landscape. The location offers a serene private environment for outdoor activities and relaxation, while still being conveniently close to essential amenities.

The home's thoughtful layout caters to both family togetherness and individual privacy. The master bedroom, with large walk-in robe and ensuite is strategically separated from the other rooms, offering a tranquil sanctuary with picturesque views of the terraced garden and daily sunset vistas. The three additional bedrooms all include built-in cupboards; two face east, welcoming the gentle morning sunlight and the third enjoys delightful views into the back garden.

At the heart of the home, a modern, well-equipped kitchen flows seamlessly into a spacious dining area, creating an ideal space for family meals and social gatherings. The open-plan family and dining areas promote a sense of togetherness, while a separate lounge room provides an additional space for relaxation or entertainment. The family room opens through large French doors on to multiple alfresco dining areas shaded by trees.

The house is constructed of double brick covered with terracotta tiles and is equipped with central heating and cooling throughout. Double glazing, roof, wall, and floor insulation ensure year-round comfort. Freshly painted interiors with timber floors in the living areas add to the home's aesthetic appeal and easy maintenance.

Having been cherished by the same family for decades, 38 Carnegie Crescent is more than just a house – it's a home with character. Its spacious design, coupled with its prime location backing onto a nature reserve, makes it an ideal choice for families seeking a comfortable and nurturing environment. The layout is flexible, as the back which currently serves as parental retreat, could be or divided into a Granny Flat or Home office layout.

This property offers a unique opportunity to own a piece of tranquillity in a convenient location, providing the perfect backdrop for creating your own family legacy.

### Features

- \* Block size: 1027 m2 approx
- \* Open plan family and dining
- \* Separate lounge room
- \* Freshly painted
- \* Timber floors in living areas
- \* Single garage with additional storage room
- \* Highest Quality Belgian Deceuninck double glazing
- \* 7 KW Solar Panel System
- \* 10,000 litre water tanks
- \* EER of 5.0

The home is conveniently located to access the shopping, restaurant and transport facilities of the inner south and is in the catchment area for red Hill Primary, Telopea School and Narrabundah College.

- \* 5 mins drive to Kingston and Manuka
- \* 2 mins drive to Narrabundah College and St Benedict's Primary School

\* 3 mins drive to Narrabundah Early Childhood School

\* 7 mins drive to Telopea Park School and Parliamentary Triangle

Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries and satisfy themselves in all respects.