

**5 Buchanan Street, Narrabundah, ACT, 2604**



**House For Sale**

Thursday, 15 August 2024

5 Buchanan Street, Narrabundah, ACT, 2604

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Bree Currall  
0262959911

## Prime Inner-South Blank Canvas

With a premier position in the heart of the highly desired Narrabundah, mere metres from Narrabundah college, surrounded by some of Canberra's best schooling, and with perfect proximity to vibrant Kingston and Manuka, this rare opportunity on a flat block of 802sqm is one not to be missed.

The house offers an open plan living and lounge, as well as separate meals area, connected to the all-electric kitchen, with a free standing all-electric cooker, tiled splashback, and plenty of storage throughout. There are 3 good sized bedrooms, a central bathroom with convenient separate toilet, large internal laundry with backyard access, and an oversized double garage completing the home.

Outside, the block is deep and wide, on a corner bend with no trees to concern builders or renovators, and with the potential of subdivision (stca), this one is an absolute must to inspect.

- \* 3 bedrooms, 1 bathroom and double lock up garage on 802sqm of land
- \* Good sized living/lounge room + separate meals adjacent to kitchen
- \* Central kitchen overlooking backyard with breakfast bar, free standing all-electric cooker, tiled splashback, and plenty of storage throughout
- \* 3 good sized bedrooms
- \* Bathroom with convenient separate toilet
- \* Large internal laundry with backyard access
- \* Oversized double lock up garage
- \* 802sqm flat block of land with no dominant trees - note: site dimensions report available on request

Land Size: 802 sqm

Living Size: 93sqm

EER: 0.5

Rates: \$4,949pa (approx.)

Land tax (if applicable): \$10,250pa (approx.)

UCV: \$971,000 (2023)

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