

9 Keira St, Narrabundah, ACT, 2604

LUTON

House For Sale

Friday, 2 August 2024

9 Keira St, Narrabundah, ACT, 2604

Bedrooms: 3

Bathrooms: 1

Type: House

Discover Your Perfect First Home

Located in the sought after suburb of Narrabundah, this property offers the perfect first home for potential buyers looking to get in close proximity to Narrabundah College and additionally in the school catchment zone for Red Hill Primary School, Forrest Primary School, and Telopea Park School.

This home has been updated with a fresh coat of paint and new carpet throughout, making the property ready to move in to and enjoy. As you enter the delightful home you're greeted by a light-filled lounge room with large windows creating warmth throughout. The main bedroom is at the front of the home with a built-in wardrobe, kept private by the established lush gardens out the front of the property. The other two bedrooms are located at the back of the home, looking out to the backyard.

Positioned at the heart of the home is the kitchen and dining area, featuring pantry space, storage cupboards and a gas wall heater. A sliding glass door opens out from the appealing dining area facing Northeast, exiting out onto the patio area for entertaining. A well-sized backyard offers room for kids and pets to run around and there is a garden shed for storage and side gate access to the property.

An extra bonus is the home has 16 solar panel microinverters with a 4kw solar system.

The property is within walking distance to Fyshwick Fresh Food Markets, only a 5 minute drive (approx.) to everything Manuka and the Kingston Foreshore have to offer, a 6 minute drive (approx.) to Barton and a 12 minute drive (approx.) to the City.

If location is key to you, 9 Keira Street, Narrabundah is the home for you.

Features

- ☑ Home set back from the street
- ☑ Well sized light filled lounge room
- ☑ Kitchen with pantry and cupboard storage
- ☑ Gas wall heater
- ☑ Well configured floorplan
- ☑ Main bedroom at the front of home with a built-in wardrobe
- ☑ Updated carpet
- ☑ Fresh coat of paint
- ☑ Backyard patio
- ☑ Garden shed
- ☑ 16 solar panels with 4kw system
- ☑ Rental appraisal of \$550 to \$600 per week

EER: 3.5

Land Size: 467m²

Living Size: 89m² (approx.)

Land Rates: \$3,520 p.a (approx.)

Land Value: \$650,000 (approx.)