

**4B Lumeah Street, Narrabundah, ACT, 2604**



**Townhouse For Sale**

Saturday, 21 September 2024

4B Lumeah Street, Narrabundah, ACT, 2604

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: Townhouse**



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## Luxurious Residential Townhouse Offering Sought-After Features

Immersed amongst spectacular tree lines and array of greenery, this luxurious townhouse is situated with-in the heart of Narrabundah. Offering high-end appliances, accessibility, quality finishes and family floorplan living, this residence exceeds expectations.

Upon entering the home you are immediately drawn to the high ceilings and the space this home has to offer. Opening into the spacious kitchen, living and dining areas; the kitchen is fitted with waterfall marble benchtops, spacious butler's pantry, high end appliances, custom joinery and ample storage. The main living/dining area offers open floor plan practicality. Timber herringbone flooring is fitted across the bottom level complemented with the floor to ceiling sheers enhancing the high ceilings and sliding doors creating in-door-outdoor living.

Accommodation is generous across two levels, a large bedroom located on the ground level is fitted with a built-in-robe and a sizable en-suite offering external access for the ground level. The master suite is equipped with a walk-in-robe, ensuite and access to your private balcony, offering panoramic greenery street views and fills the suite with an abundance of light. The remaining two rooms are fitted with built-in-ropes and mirror each other in size. A large modern bathroom accommodates for the remainder of the home.

The residence provides convenience, with a privately secured three car garage. The garage/basement is accessible via stairs or your elevator that accommodates for the whole home.

Dual courtyards offer convenience, provide for your entertaining needs and allow you to absorb that Canberra sun all day long. The back courtyard is large in size and offers potential for your gardening and entertainment needs.

Just 200 metres away from the local Narrabundah shops, you are steps away from 5 star restaurants, cafes and quality health facilities. A short drive to blue ribbon schools, the highly regarded Narrabundah Collage Canberra and surrounded by spectacular parklands and ovals.

- \* 4 bedrooms and 3 bathrooms
- \* Private 3 car garage
- \* Large master suite with walk-in wardrobe and ensuite
- \* High ceilings
- \* Elevator
- \* Floor to ceiling sheers
- \* 200 metres to Narrabundah shops
- \* High-quality inclusions and finishes throughout
- \* Designer kitchen
- \* Butlers pantry
- \* Ducted reverse cycle heating and cooling
- \* Large front and rear courtyard

Strata: \$1,093pq (approx.)

Rates: \$3,668pa (approx.)

Land Tax: \$5,536pa (approx.)

EER: 5.5

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