

2/11 Dalrymple Street, Narrabundah, ACT, 2604



House For Sale

Friday, 8 November 2024

2/11 Dalrymple Street, Narrabundah, ACT, 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: House



Bree Currall
0262959911



Chloe Lindbeck

Spacious, Modern, and Ideally Located

Welcome to this beautifully designed, low-maintenance home set on the edge of Narrabundah, where modern comfort meets superb lifestyle convenience. This spacious 2-bedroom property offers not only a prime location near Red Hill and Manuka but also thoughtful design and quality features throughout.

As you step inside, you're welcomed by an expansive open-plan living area that flows seamlessly into the kitchen, designed for those who love to cook and entertain. The kitchen is equipped with quality appliances, a gas cooktop, a full-sized pantry, and abundant bench space, perfect for preparing meals with ease. Sliding doors open up to an outdoor courtyard, creating a perfect setting for al fresco dining, morning coffee, or simply relaxing in the fresh air.

Just off the kitchen, the dedicated dining room is bathed in natural light, with large windows on two sides that create a warm and inviting atmosphere. This layout ensures a bright and lively space for family gatherings or dinner parties.

The two generous bedrooms are tucked away at the back of the home for added privacy, each offering ample storage with large built-in robes. The master suite is a true retreat, complete with a well-sized ensuite, ideal for unwinding at the end of the day.

With reverse cycle air conditioning, the home provides year-round comfort, while the sheer and block-out blinds offer versatile lighting and privacy options. Thoughtful energy-efficient touches, including quality LED lighting throughout and a powerful 6.6kW solar system, not only reduce costs but also enhance sustainability.

Nestled in one of Canberra's most sought-after suburbs, this home offers proximity to quality schooling options, popular cafes, boutique shopping, and an array of dining experiences in nearby Red Hill, Manuka and Kingston. It's an ideal choice for those looking to enjoy the best of Canberra's vibrant Inner South lifestyle.

If you're seeking a beautifully finished home in a premium location, this property is a must-see.

- * Spacious 2-bedroom home on the edge of Narrabundah, close to Red Hill and Manuka
- * Open-plan living and kitchen area with seamless flow to outdoor courtyards, ideal for entertaining
- * Quality kitchen with gas cooktop, full-sized pantry, and ample bench space
- * Light-filled dining room with large windows on two sides for a bright, airy atmosphere
- * Two generous bedrooms at the rear of the home, both with large built-in robes
- * Master retreat complete with a private ensuite for added comfort
- * Sheer and block-out roller blinds throughout, allowing for both privacy and light control
- * Reverse cycle air conditioning for year-round comfort
- * Energy-efficient 6.6kW solar system and quality LED lighting throughout
- * Located in Canberra's Inner South, near top schools, cafes, restaurants, and shopping

Rates: \$4,839pa (approx.)

Land Tax: \$7,753pa (approx.)

EER: 4.5

Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.