

**2 Bayley St, Narrabundah, ACT, 2604**



**Townhouse For Sale**

Wednesday, 23 October 2024

2 Bayley St, Narrabundah, ACT, 2604

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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## Divinely Functional and Enviably Finished Luxury Residence

This near-new contemporary residence showcases striking architectural design, impeccable craftsmanship, and cutting-edge finishes, offering an exceptional opportunity in a highly central location. Designed for effortless family living and entertaining, the dual-level home features open-plan living/dining on the lower level, seamlessly extending to an outdoor kitchen, entertaining area, and a solar-heated pool.

The sleek interiors are wrapped in double glazed glass for maximum natural light and airflow, with large voids and highlight windows ensuring sunshine fills both levels. The home boasts two master suites with ensuites and built-in storage-one on each floor.

The gourmet island kitchen and adjacent butler's pantry combine elegance and functionality, featuring a stone breakfast bar and premium ILVE appliances, including an induction cooktop with gas wok burner, steam oven, and integrated fridge/freezer.

Four spacious bedrooms are designed as tranquil, light-filled retreats, three of which feature custom-built wardrobes. The top-floor primary suite opens to a private balcony overlooking the pool and landscaped gardens, while the lower-level primary includes a walk-in robe and a luxurious ensuite with a standalone tub. The home's bathrooms, along with the guest powder room, are beautifully appointed with custom joinery and brushed nickel tapware.

Equipped with the latest Fibaro home automation system, additional features include ducted air conditioning, a gas fireplace, engineered European oak flooring, Velux skylights, and internal access to double-car accommodation.

Ideally located within walking distance of Griffith Shops, Manuka, Fyshwick Markets, top schools, and public transport, this exceptional home also offers easy access to the Parliamentary Triangle and Lake Burley Griffin. This rare turn-key opportunity is perfect for downsizers, professionals, or families.

- \* Near new home finished to exceptional standards
- \* Soaring voids in living spaces
- \* Open-plan living/dining with stacker doors
- \* Sunlit backyard with solar-heated pool and outdoor shower
- \* Gourmet kitchen with stone benchtops and ILVE appliances
- \* Fully equipped butler's pantry with integrated ILVE appliances
- \* Outdoor kitchen with BBQ, rangehood, sink, and wine fridge
- \* Lower-level master with ensuite and standalone tub
- \* Upper-level master with balcony and ensuite
- \* Light-filled bedrooms with built-in robes
- \* Ash-engineered timber floors
- \* Deluxe bathrooms with heated floors
- \* Ducted air conditioning, gas fireplace, and guest powder room
- \* Fibaro smart home system with automated blinds and sheers
- \* Internal access to double-car accommodation
- \* Automated front gate and fully irrigated gardens
- \* Solar system with battery and vehicle charging ready
- \* Fibre to the premises (FTTP) with smart door and VOIP intercom
- \* Low-maintenance lifestyle
- \* Walking distance to shops, markets, schools, and buses

Rates: \$4,932pa (approx.)

Land Tax: \$7,918pa (approx.)

UCV: \$655,000 (2024)

EER: 4.5

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