

3 Boree Pl, Narrabundah, ACT, 2604



House For Sale

Wednesday, 4 December 2024

3 Boree Pl, Narrabundah, ACT, 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Nick Purnell
0262952011

Private and Peaceful Family-Friendly Cottage

Please contact Steph on 0401 867 662 to schedule a private viewing.

Perfectly positioned in a quiet and tightly held place, number 3 is a charming weather board cottage which presents a great opportunity to secure your spot in Narrabundah. Privately situated behind an established hedge, this well designed and timelessly updated property is ready to move in and enjoy. Do not miss your opportunity to secure this fully electric home with 6.6kw of solar.

Step inside to discover freshly sanded and restored wood flooring and a spacious entry flowing to an open plan family, dining and kitchen area. A formal lounge with large window and built in book cases can be used to suit, such as a media, play or library room, The flowing kitchen is well appointed and boasts ample bench space, breakfast bar and walk in pantry with unlimited storage. Throughout the home the neutral tones, sleek and flexible design truly are a blank canvas.

The outdoor area is an entertainer's dream, with a large deck, grassy areas and garden beds, all flowing seamlessly from the living area. Whether you're relaxing or entertaining, this space will be enjoyed year-round. Securely fenced in, this home is a perfect, spacious, private safe haven for children and furry friends alike.

Accommodation is segregated from the kitchen and living areas and from all three rooms there is a leafy outlook and light flowing. The master is especially generous with plantation shutters, walk in wardrobe and ensuite. Both remaining rooms are well sized, the main bathroom is privately located with full bath, shower and neutral tiles. With a separate outside laundry, car accommodation behind a garage door and space for a workshop or gym this home has a place for everything.

This executive home is positioned for a lifestyle of privacy and convenience in a highly-sought after Inner South location. Only moments to the Narrabundah shops and within walking distance to the Griffith, Manuka, Kingston precincts where you have access to all the amenity you need.

In Summary:

- Private plot of 671 sqm
- Generous home with 132 sqm of internal single level living
- Open plan kitchen, family and dining area flowing onto covered deck
- Formal lounge overlooking the backyard
- Open kitchen with ample bench space and large walk in pantry
- Master suite with walk in wardrobe and ensuite
- Two additional good sized bedrooms
- Large family bathroom with bath, shower and toilet
- Freshly sanded and restored wood flooring
- Ducted evaporative cooling and reverse cycle split system
- Impressive 6.6 kw solar system
- Thoughtful landscaping, covered deck, garden beds, grassy areas and garden shed
- Walking distance to Narrabundah and Griffith shopping precincts
- Premium schools and daycare nearby
- Close proximity to the Parliamentary Triangle and public transport

Figure summary (all approximate):

- EER: 0.5
- Rates: \$1,054 pq
- Land Tax: \$1,895 pq
- UCV: \$775,000 (2023)