

**30 Tarana St, Narrabundah, ACT, 2604**



**House For Sale**

Friday, 15 November 2024

30 Tarana St, Narrabundah, ACT, 2604

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Bree Currall  
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Chloe Lindbeck

## Renovated Inner-South Retreat with Timeless Appeal

Nestled in the sought-after suburb of Narrabundah, 30 Tarana Street presents a rare opportunity for those looking for a stylish, move-in-ready home in a prime location. Built in 1947 and fully renovated in 2024, this three-bedroom cottage blends timeless charm with modern convenience. The light-filled interiors feature a sleek modern kitchen with Italian appliances, and a designer bathroom with integrated laundry facilities. The property is perfect for professionals, downsizers, investors, or small families looking to take advantage of Canberra's top school catchments.

The outdoor space is equally impressive, with a generous, private backyard complete with fruit trees, a vegetable patch, and an expansive entertaining deck. A shaded courtyard with a cozy fire pit provides year-round enjoyment. Located just moments from the bustling hubs of Kingston and Manuka and a short stroll to the Narrabundah Wetlands, this home encapsulates the best of inner-south living.

### Key Features:

- \* Renovated three-bedroom cottage built in 1947, updated in 2024.
- \* Spacious 587sqm block with potential for future expansion.
- \* Modern kitchen with Italian appliances, including Ariston oven and cooktop, and Smeg dishwasher.
- \* Designer bathroom with internal laundry facilities.
- \* Electric ducted heating and cooling for year-round comfort.
- \* Large double garage (43.8sqm) and ample attic storage with standing room.
- \* Instantaneous gas hot water system for efficient heating.
- \* Private backyard with fruit trees, a vegetable patch, and a spacious entertaining deck.
- \* Shaded courtyard with a fire pit for cozy gatherings.
- \* Prime school catchment area, including Red Hill Primary, Telopea Park School, and Narrabundah College.
- \* Close to the planned light rail route and just minutes from the Parliamentary Triangle, Fyshwick Markets, and popular dining precincts.

This home is ready for you to move in and enjoy all the lifestyle benefits of Canberra's prestigious inner-south.

Rates: \$3,827pa (approx.)

Land Tax: \$7,485pa (approx.)

UCV: \$726,000 (2024)

EER: 2.5

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