

42 Nimbin Street, Narrabundah, ACT, 2604



House For Sale

Thursday, 16 January 2025

42 Nimbin Street, Narrabundah, ACT, 2604

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 464 m2

Type: House



Chloe Lindbeck



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Cottage Charm with Endless Potential

Nestled in a prime position backing onto a peaceful green space, this charming brick cottage is the perfect find for families, downsizers, or professionals seeking a home in a coveted location.

The light-filled interior offers a functional 2-bedroom layout designed for comfortable living. A bright lounge with northerly windows invites year-round sunshine, while the dining area, adorned with feature paneling, flows seamlessly to the well-equipped kitchen.

Step outside to an undercover porch, overlooking a spacious backyard ideal for relaxation or entertaining. Both bedrooms are generously sized with floor-to-ceiling built-in wardrobes, complemented by a bathroom with a bath and a separate laundry. An undercover carport adds to the home's practicality.

This property's appeal lies in its unbeatable location. A short stroll takes you to the Narrabundah Shops, featuring a supermarket, barber, café, and quality dining options.

At the end of the street, discover a family-friendly playground and oval, perfect for recreation. Within minutes, you can enjoy the vibrant Kingston Foreshore, Manuka Village, and the Parliamentary Triangle, making this an ideal base for both leisure and work.

Families will appreciate the excellent school catchment zones, including Red Hill Primary, Telopea Park School, and Narrabundah College.

This delightful home is brimming with potential, offering a rare opportunity to secure a slice of Narrabundah's sought-after lifestyle.

- * Delightful 2-bedroom brick cottage, backing onto a peaceful green space.
- * Bright lounge with northerly windows for year-round sunlight.
- * Well-equipped kitchen with feature paneling, flowing to the dining area and outdoor porch.
- * Generous bedrooms with built-in wardrobes; bathroom with bath and separate laundry.
- * Spacious backyard, undercover porch, and single carport.
- * Prime location: walk to Narrabundah Shops, playground, and oval.
- * Minutes to Kingston Foreshore, Manuka Village, and excellent schools.

Rates: \$3,897pa (approx.)

Land Tax: \$7,659pa (approx.)

UCV: \$700,000 (2024)

EER: 0.5

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