

## Narrabundah, 57 Sturt Avenue

### Character and Charm with Modern Style

This beautifully renovated home combines classic redbrick charm with modern luxury in Canberra's sought-after Inner South. Meticulously renovated with premium finishes, it is a stunning example of quality living, ready for you to move in. Boasting a sunny northern aspect to the living area, this character-filled, three-bedroom, two-bathroom home with a two-car garage is the perfect blend of style and practicality.

Upon entry, you are greeted by a sense of space and sophistication, enhanced by an abundance of natural light and a thoughtfully designed layout. The lower level offers a seamless balance between entertaining and comfortable family living, featuring an open-plan kitchen and living area that adapts effortlessly to your needs. The kitchen showcases a sleek design, ensuring a functional and stylish cooking space featuring Miele appliances and a separate pantry.

At the entrance, the formal lounge provides an elegant setting for hosting family and guests, while the separate dining room, complete with a beautifully restored original fireplace, adds warmth and character. The generous main bedroom on the upper level



**For Sale**  
\$1,575,000-\$1,675,000

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EER ★★★★★



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features a walk-in robe and ensuite, offering a private retreat with a lovely outlook. Two additional bedrooms, both with built-in robes, share a modern bathroom with a bath and shower, ensuring comfort and convenience for the whole family.

Storage is thoughtfully integrated throughout, including under-stair storage and a well-appointed laundry with a powder room. The electric ducted heating and cooling system ensures year-round comfort.

The living area flows effortlessly to the rear of the home, where expansive sliding doors open to a spacious entertainer's deck. This outdoor space overlooks a low-maintenance, manicured garden and a charming country-style plunge pool, creating an idyllic setting for relaxation or gatherings.

The rear storage area offers generous space, making it ideal for accommodating a bike collection, complete with room for racks and maintenance tools. Alternatively, it could be transformed into a versatile home gym, allowing you to create a personal fitness sanctuary.

Ideally located, this home is just minutes from Narrabundah Shops, Griffith Shops, Manuka, and the Fyshwick Markets. It is close to top schools, early learning centres, and recreational parks with walking trails, making it perfect for families. With a large school catchment radius and proximity to Canberra's top educational institutions.

Only a 10-minute drive to Canberra's CBD and offering easy access to the Parliamentary Triangle and Lake Burley Griffin, this modern family home is perfectly positioned for both convenience and lifestyle.

#### Features

- \*Newly renovated and extended red brick duplex
- \*Formal lounge area
- \*Reverse cycle ducted heating and cooling
- \*Northern aspect
- \*Country-style pool
- \*Ample of storage.
- \*10 minutes' walk to Narrabundah college.
- \*Walking distance to shops, markets, schools, and buses

#### Disclaimer:

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## More About this Property

<b>Property ID</b>	1TW4FMF
<b>Property Type</b>	DuplexSemi-detached
<b>Land Area</b>	533 m2
<b>EER</b>	4
<b>Including</b>	Ducted Cooling Ducted Heating Pool Deck Dishwasher Outdoor Entertaining Remote Garage Solar Panels

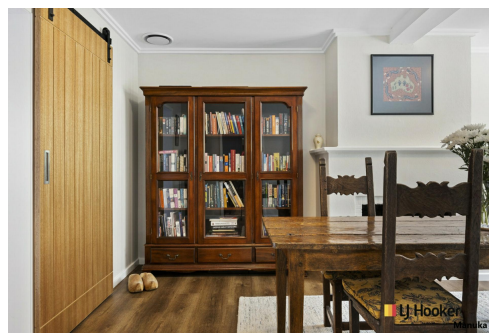
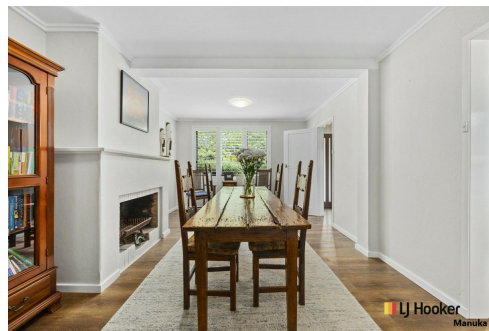
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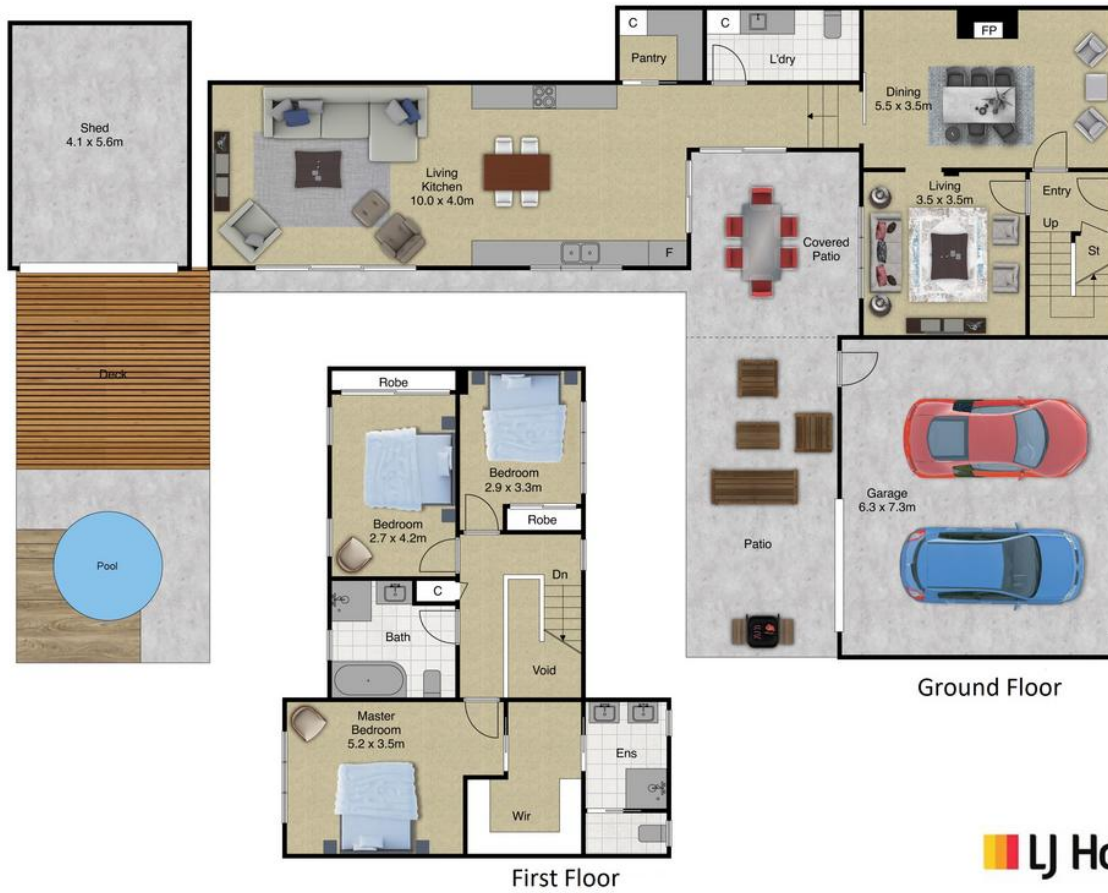
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Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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