



LJ Hooker
Manuka



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Narrabundah, 12 Lumeah Street

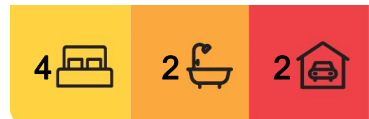
Flexible Family Living in a Prime Narrabundah Location

Auction Location: On Site

Perfectly positioned in one of Narrabundah's most desirable streets, this spacious family home offers a versatile and well-thought-out floorplan designed for modern living. With multiple segregated living areas, generous bedrooms, and a dedicated home office, this is a property that meets the needs of growing families, multi-generational households, or those who simply want room to spread out.

Set on a substantial block, the home offers a peaceful, leafy outlook while remaining just a short stroll from local shops, schools, and parks. Inside, the layout allows for both connection and privacy-ideal for busy households or those working from home.

This is a home that truly accommodates how we live today-balancing shared spaces with privacy, practicality with comfort, and a location that connects you with everything the inner



For Sale
Auction 09/08/2025

View
By Appointment

Contact
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EER ★★★★★

LJ Hooker Manuka
(02) 6239 5551



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

south has to offer.

Property Highlights:

- * Four spacious bedrooms with built-in robes, including a master with walk-in robe and private ensuite
- * Dedicated study/home office, perfect for remote work or quiet focus
- * Multiple living zones with separate external access from the family room/4th bedroom
- * Updated kitchen with ample storage, bench space, dishwasher, gas cooktop and large stainless steel oven
- * Two bathrooms, a full-sized laundry, and plenty of storage throughout
- * 4.12KW Solar panel system
- * Two reverse cycle split system units & evaporative cooling for year round comfort
- * Outdoor entertaining deck overlooking established, low-maintenance gardens
- * 3000L Water tank
- * Evacuated Hot Water System
- * Garden shed
- * Low maintenance & secure backyard
- * Tandem carport for two vehicles

Location Benefits:

- * Walking distance to Narrabundah local shops, cafés, and public transport
- * Close to Narrabundah College, St Clare's College, St Edmund's College, and St Benedict's Primary School
- * Easy access to Manuka, Kingston Foreshore, and Fyshwick Markets
- * Quiet, family-friendly street with a strong community feel

Property Figures & Dimensions:

EER: 4.0

Rates: \$1,268pq approx.

Land Tax: \$2,660pq approx.

UV: \$1,000,000 (2025)

Internal Living: 169sqm approx.

Carport: 29sqm approx.

Block size: 587sqm approx.

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



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More About this Property

Property ID	1U2XFMF
Property Type	House
House Size	169 m2
Land Area	587 m2
EER	4
Including	Study Air Conditioning Evaporative Cooling Deck Dishwasher Built-in-Robes Fully Fenced Water Tank Liveability

Samuel Thompson 0412 300 774

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GROUND FLOOR



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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