



## Narrabundah, 14 Euroka Street

SOLD PRIOR TO AUCTION

Sold prior to auction! We have qualified buyers ready and waiting-if you're considering selling, contact us to see if we have the perfect buyer for your home.

Discover the perfect blend of comfort, style, and sustainability in this beautifully appointed two-bedroom home, nestled in the heart of sought-after Narrabundah. This exceptional residence seamlessly marries sophisticated design with practical living, creating an oasis of tranquility for discerning professionals, first-home buyers, or those seeking a refined downsizing option without sacrificing space or quality.

Step inside to an elegant formal lounge and dining area, where premium imported German UPVC double-glazed turn-and-tilt windows bathe the space in natural light, offering both energy efficiency and sound insulation. Bespoke honeycomb blinds by Nordic Blinds enhance the home's aesthetic appeal while providing superior climate control for year-round comfort. Thoughtfully designed for both relaxation and functionality, the home



**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.



**For Sale**  
SOLD PRIOR TO AUCTION

**View**  
[ljhooker.com.au/1TYPFMF](http://ljhooker.com.au/1TYPFMF)

**Contact**  
**Stephen Thompson**  
0418 626 254  
[stephen.thompson@ljhmanuka.com.au](mailto:stephen.thompson@ljhmanuka.com.au)

EER ★★★★★★

**LJ Hooker Manuka**  
(02) 6239 5551

features a separate study-ideal for a home office, reading nook, or creative retreat. A separate bathroom and additional toilet enhance the home's well-thought-out layout, ensuring convenience and ease of living.

The kitchen stands as a testament to refined functionality, boasting an impressive array of premium appliances, including a Bosch induction cooktop, Westinghouse oven, Bosch dishwasher. Custom cabinetry and intelligent shelving solutions, meticulously crafted by the renowned Graeme Farrugia Cabinetworks, seamlessly blend form and function, providing ample storage while maintaining a sleek and modern aesthetic. Overlooking the manicured front garden, the adjacent dining area is cooled by a gentle ceiling fan, fostering a seamless connection between indoor and outdoor living.

Both generously proportioned bedrooms serve as peaceful sanctuaries, drenched in natural light and featuring direct access to the private rear garden through elegant sliding doors. Built-in robes and custom cabinetry provide abundant storage while maintaining clean aesthetic lines. Comprehensive climate control, including reverse cycle heating and cooling and ceiling fans, ensures perfect comfort all year round, while the home's 6-star Energy Efficiency Rating (EER) is further enhanced by a 5.9kW solar system, premium double glazing, and ceiling and underfloor insulation-guaranteeing minimal running costs.

A hidden gem awaits at the rear of the property-a secluded garden studio surrounded by lush, leafy outlooks. This versatile space offers endless possibilities, whether as a dedicated home office, creative studio, gaming sanctuary, or additional storage. Bathed in dappled light, this retreat provides the perfect escape from the bustle of daily life while remaining conveniently connected to the main residence.

Outside, a wraparound deck with a covered pergola, adorned with an ornamental grapevine, offers a private and shaded sanctuary, seamlessly blending indoor and outdoor living. The established mixed perennial cottage garden bursts with colour and texture from early spring to late autumn, enhanced by premium landscaping features such as Corten steel edging, a local Wee Jasper stone path, drip irrigation, and raised wicking beds for sustainable vegetable growing.

This private home offers a peaceful and welcoming atmosphere, combining comfort with a sense of seclusion. Nestled in a quiet loop street, it is just minutes from local shops, Fyshwick Markets, cafes, and essential amenities. Families will appreciate the proximity to Narrabundah College and Red Hill Primary, while the vibrant hubs of Manuka and Kingston are a short drive away, offering sophisticated dining and entertainment options. Don't miss the opportunity to own this stunning home in a coveted location. A true sanctuary that offers comfort, style, and the best of modern living.

#### Key Features:

- \* Open Plan Living: A refined and modern living and dining space with bespoke cabinetry, bathed in natural light while immersed in the lush, green front garden. The perfect spot to relax or entertain.
- \* Sleek Kitchen: Modern and functional, the kitchen boasts a premium Bosch induction stove, dishwasher, and ample bespoke cabinetry. Enjoy serene views over the established, mixed perennial cottage garden.
- \* Luxurious Bathroom: A large, contemporary bathroom featuring a walk-in shower and an extra-deep luxurious bathtub, offering a spa-like retreat.



**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.

\* Light-filled Bedrooms: Two generously sized bedrooms with built-in robes and bespoke cabinetry. Both are flooded with light and open directly onto the back deck, leading into the lush garden beyond.

\* Sustainable Living: With a 6 EER rating, this home is energy-efficient and offers year-round comfort thanks to German UPVC double-glazed windows, custom honeycomb blinds, ceiling fans, reverse-cycle heating and cooling, ceiling and underfloor insulation, and a 5.9kW solar system. Enjoy extremely low running costs!

\* Outdoor Oasis: The wrap-around deck, complete with a covered pergola and ornamental grapevine, provides a private, cool sanctuary, perfect for relaxing or entertaining. Immerse yourself in the vibrant, established mixed perennial cottage garden, alive with colour and texture from early spring to late autumn.

\* Versatile Workspaces: Multiple workspaces offer flexibility, including an interior study and an external studio with a beautiful garden outlook —ideal for work, retreat, or extra living space.

\* Premium Garden Features: Enjoy the stunning garden with premium features such as Corten steel edging, local Wee Jasper stone blue stone path, drip irrigation, and raised wicking beds for growing your own vegetables.

\* Prime Location: Situated in the desirable suburb of Narrabundah, this home is within easy reach of schools, local amenities, and just a short walk to Fyshwick Markets. Perfectly positioned for convenience and lifestyle.

#### 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.

## More About this Property

<b>Property ID</b>	1TYPFMF
<b>Property Type</b>	House
<b>Land Area</b>	464 m2
<b>EER</b>	6
<b>Including</b>	Study Air Conditioning Deck Dishwasher Built-in-Robes Fully Fenced

**Stephen Thompson 0418 626 254**

Proprietor and Property Consultant | [stephen.thompson@ljhmanuka.com.au](mailto:stephen.thompson@ljhmanuka.com.au)

**LJ Hooker Manuka (02) 6239 5551**

20 Bougainville Street, MANUKA ACT 2603

[manuka.ljhooker.com.au](http://manuka.ljhooker.com.au) | [manuka@ljhmanuka.com.au](mailto:manuka@ljhmanuka.com.au)



**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.



**LJ Hooker**  
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.