



18 Mindarie Street, Narrabundah

Charming Inner South Classic with Endless Potential




Auction Location: On site

Positioned in the heart of Narrabundah, 18 Mindarie Street presents an opportunity to secure a charming, largely original home in one of the Inner South's most tightly held and peaceful pockets. Comfortable as is yet brimming with opportunity, this is a home that will appeal to those looking to move in, update over time or create something truly special in a premium location.

Welcoming from the outset, the home's classic weatherboard facade and leafy frontage create an immediate sense of comfort and privacy. Inside, the residence showcases its mid-century origins with well-maintained interiors, generous proportions and an abundance of natural light throughout.

The functional floorplan includes three well-sized bedrooms, all serviced by a central bathroom with separate toilet, alongside a cosy living room and separate dining area. The adjoining kitchen retains its original charm while offering excellent space, storage perfectly positioned overlooking the backyard.

At the rear, the home continues to impress with a private, easy-care yard that is ideal for relaxed outdoor living or future enhancement. Adding further appeal is the separate studio/workshop space,

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AUCTION

Sat 13th Jun @ 10:00AM

VIEW

By Appointment

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

providing two additional rooms and functional storage rooms that offer outstanding flexibility for a home office, creative studio, guest accommodation or hobby space.

The backyard has been thoughtfully designed for low maintenance living, whilst still offering privacy and outdoor enjoyment.

Complemented by the beautifully landscaped front gardens, the property strikes the perfect balance between functionality and charm. Located just moments from Narrabundah Shops, Manuka Village and the Kingston Foreshore, and within easy reach of Lake Burley Griffin, this address offers the perfect balance of lifestyle, convenience and community.

Features:

- Generous 684sqm flat block
- Charming three-bedroom weatherboard home in largely original condition
- Light-filled living area with feature fireplace
- Spacious kitchen with ample storage and backyard outlook
- Three well-proportioned bedroom
- Central bathroom servicing the home
- Separate toilet
- Separate laundry with external access
- Separate studio/workshop with two versatile rooms
- Ideal for home office, creative space or guest accommodation
- Established front gardens with excellent street appeal
- Private, low-maintenance backyard
- Scope to renovate, extend or rebuild
- Quiet, tightly held street in a sought-after Inner South location

Location Highlights:

- Moments to Narrabundah Shops
- Minutes to Manuka Village and Kingston Foreshore
- Close to Lake Burley Griffin walking and cycling trails
- Near quality schools including Narrabundah College and St Clare's College
- Easy access to the Parliamentary Triangle and Canberra CBD
- Convenient public transport options nearby

Key Figures: (approximations)

EER: 0.5

Rates: \$1,122.26pq

Land Tax (for investors): \$2,279.03 pq

Internal Living: 93sqm

Carport: 18sqm

Block Size: 684 sqm

UV: \$ 825,000 (2025)

Year Built:

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 DETAILS

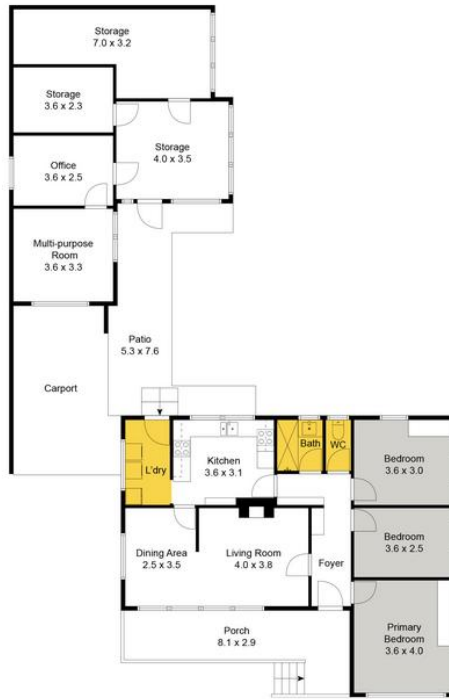
Property ID 1UPZFMF
Property Type House
Land Area 684 m2
EER 0.5
Including Workshop

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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