



## Narrabundah, 1A Finnis Crescent

PREMIUM QUALITY WITHIN COVETED LOCALE

Intuitively designed and engineered, this bespoke family home offers a design that radiates true elegance and beauty. Offering the size, detail and quality expected of this coveted inner-south locale, poised on one of Narrabundah's most premier streets, this is a location and lifestyle opportunity which is oh so rare, oh so desired.

Commanding immediate attention with a stately street presence, the striking facade with a freshly painted exterior sets a sophisticated tone. Sitting independently on 656m<sup>2</sup>, the home benefits from its corner position, sprawling front lawns and hedges offering ultimate space and privacy. Stepping inside, the high-quality finishes and flawless building execution are immediately apparent, alongside a luscious green outlook from every window.

Dedicated to living in excellence, the ground level offers generous options for relaxing or entertaining. You are greeted by the impressive formal lounge room, a generous space to



**For Sale**  
Auction

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EER ★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**



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entertain guests with distinction amongst north facing natural light. Flowing through with ease, the kitchen and family areas are expansive with plenty of space for dining. Orientated to ensure constant interaction, the chef's kitchen links smoothly to the outdoor alfresco and includes Smeg & Bosch appliances with gas cooktop, large pantry and expansive stone breakfast bar.

The intelligent design ensures that accommodation is well suited to any buyer seeking a bespoke home, including downsizers and families alike with all living areas, the master suite and garage with internal access all on the lower level. The master suite is befitting of a home of this calibre a luxe private ensuite including spacious vanity, double shower, full sized bath, and additional storage alongside a walk-in robe. This level also offers a separate powder room to service guests, plus a spacious separate laundry and under-stair storage/wine cellar. Three additional bedrooms are located upstairs, all with built in robes and their own R/C heating and cooling units plus beautiful leafy outlooks, serviced by the main bathroom which matches in distinction to the ensuite offering a double walk-in shower, separate spa bath and WC.

Designed to be the centre of private entertaining bliss, the large alfresco seamlessly integrates with the interior, offering a sun bathed aspect, paved entertaining areas and luscious, low maintenance lawns and hedging surrounded by greenery.

A prestigious locale and esteemed address, minutes to the ever popular Red Hill and Manuka shopping precincts, Kingston Foreshore, with all the hustle and bustle of cafes and restaurants plus quality schools of Canberra Grammar, Red Hill Primary, Narrabundah College, St Clares and Saint Edmunds Colleges.

- Freestanding, family sized dual occupancy
- Sitting on 656m2 of land, holding a corner position for ultimate privacy
- Wonderful open plan yet segregated living, dining and family zones
- Executive kitchen with Smeg & Bosch appliances with gas cooktop, large pantry and expansive stone breakfast bar.
- Beautiful Brushbox hardwood timber flooring throughout the living areas
- Master bedroom privately placed on the ground level with spacious vanity, double shower, full sized bath, and additional storage alongside a walk-in robe
- Three additional upstairs bedrooms, each fitted with built-in robes and their own R/C heating and cooling unit
- Main bathroom matching in quality fittings double walk-in shower, separate spa bath and WC
- Sun-bathed alfresco patio with paved areas, flat lawns, established greenery and hedges
- Separate veggie patches
- Guest powder room on lower level
- Generously sized laundry with built in storage
- Excellent storage options
- Ducted gas heating and added-on cooling plus 3x R/C heating and cooling units
- Double lock-up garage with internal access plus additional storage room
- Ducted vacuum
- Home alarm system
- North Facing Living Areas

Land size: 656m2 (approx.)



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Living size: 210m2 living + 36m2 garage (approx.)

Construction: 2003

EER: 4.5 Stars

## More About this Property

<b>Property ID</b>	HWZH5W
<b>Property Type</b>	House
<b>House Size</b>	246 m2
<b>Land Area</b>	656 m2
<b>EER</b>	4.5
<b>Including</b>	Air Conditioning Toilets (3) Floorboards

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