



**LJ Hooker**  
Manuka



## Narrabundah, 2 Frome Street

A Luxurious Family Retreat in the Heart of Narrabundah

Located within this tightly held and coveted tree-lined street, this elegant red-brick cottage has been tastefully renovated and extended encapsulating its original period charm and character. Set on a sprawling 1221sqm block, with 196sqm under roof line, this home features beautifully landscaped gardens and an inground solar-heated pool.

The home comprises four well-appointed bedrooms with an additional study or library space. Spotted natural gum timber floors highlight each room, with the second and third bedroom featuring pure wool carpet. 2.7m high ceilings are featured throughout with picture railings in all rooms. The main and second bedrooms are adorned with ceiling roses. Original 3-panel doors have a top panel of frosted Kosciusko glass, and the fitted chrome-plated brass door furniture continues to incorporate the history of the family home.

The extra-large main suite is a true parent's retreat, segregated from the rest of the house by a library/study that shares the northern light-filled garden view. The main suite is

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**For Sale**  
Expressions of Interest

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

**Contact**  
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EER

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adorned with a walk-in robe and ensuite secluded behind glass-panelled, period wall cavity sliding doors and enjoys superb vistas of both the front and back garden.

The spacious main bathroom epitomises the character of the home featuring a walk-in shower recess, full-sized spa bath and extensive storage options all with elegant period bathroom furniture and tapware.

The new kitchen includes a double Gaggenau electric oven and gas cooktop with black granite benchtops, high-end tapware and sink, all serviced by a butler's pantry providing additional storage, an extra-large sink and a Miele dishwasher. The new internal laundry is exquisitely presented with a ceramic sink and extensive storage options and under-bench space for both washing machine and clothes dryer.

The open plan living and dining area is centred around the open gas fireplace for those cooler winter months. For seamless indoor-outdoor living the glass-panelled French doors open onto a covered timber deck bordered by a neatly manicured English Box hedge, sun soaked with its northerly aspect to the rear.

The perfect entertainers delight, the outdoor area leads to the split-level back garden displaying extensive landscaping, with authentic Canberra red brick pathways, a garden fountain, terraced dining area and pool. Privacy is ensured with screen plantings around the property border.

Additional features to the home include ducted heating, gas open fireplace, ducted vacuum system, back-to-base security alarm system and an extra-large remote controlled double garage with built-in storage. The pool cleaning utilities, solar blanket and winter cover allows for easy all year-round maintenance.

This meticulous home is set behind a high, luxurious green hedge, offering a superbly indulgent lifestyle within walking distance to Lake Burley Griffin, Griffith, Manuka, Kingston shops and the Fyshwick markets.

Inspection is by appointment only.

Features include:

- Original double red brick home, tastefully renovated and extended
- Privately set behind meticulously landscaped gardens and mature hedges
- 2.7m high ceilings and ceiling roses in two main bedrooms
- Spotted natural gum timber flooring throughout
- Pure wool carpet feature in the second and third bedroom
- Original 3-panel doors with top panel of frosted Kosciusko glass and chrome-plated brass door furniture
- New kitchen with double Gaggenau electric oven, gas cooktop, black granite benchtops, high-end tapware and a butler's pantry with Miele dishwasher
- Glass-panelled French doors open from the dining and living area to the entertainer's deck
- North to the rear aspect
- Split-level back garden
- Authentic Canberra red brick walkways
- Garden fountain



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- Terraced dining area and in-ground pool
- Extra-large main bedroom with ensuite and walk-in robe
- Ducted gas heating
- Gas open fireplace
- Ducted vacuum system
- Instantaneous gas hot water systems
- Single & double-glazed windows
- Back-to-base security alarm system
- Extra-large remote controlled double garage with built in storage
- Included pool equipment with cleaning equipment, solar blanket and winter cover
- Close proximity to sought-after schooling options including Canberra Grammar, St Clare's, St Edmund's and Narrabundah Colleges
- Walking distance to Griffith and Kingston shopping centres, the Manuka precinct, Lake Burley Griffin and the Fyshwick markets

EER: 3.5  
 Rates: \$1488pq approx.  
 UV: \$1,310,000 (2024)  
 Residence: 196.80sqm approx.  
 Garage: 48.70sqm approx.  
 Land size: 1221sqm 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.

## More About this Property

<b>Property ID</b>	1TSCFMF
<b>Property Type</b>	House
<b>House Size</b>	196.8 m2
<b>Land Area</b>	1221 m2
<b>EER</b>	3.5
<b>Including</b>	Study Ducted Heating Pool Deck Outdoor Entertaining Built-in-Robes Liveability

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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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