



21 Brockman Street, Narrabundah

Elevated Family Living with a Resort-Style Edge

Positioned in an elevated setting within one of Narrabundah's most tightly held streets, this exceptional five-bedroom residence captures a wonderful sense of space, privacy and natural light across an expansive 851sqm parcel - perfectly suited to modern family living and multi-generational lifestyles.

Thoughtfully designed across two generous levels, the home welcomes you with polished timber flooring, high ceilings and a series of light-filled living spaces that flow effortlessly from one to the next. French doors open from the formal living and dining areas onto an elevated entertaining deck, creating a seamless indoor-outdoor connection and a beautiful vantage point over the established gardens.

At its heart, the home centres around a spacious open-plan kitchen, meals and living zone, perfectly oriented to the rear deck and pool. The kitchen combines everyday practicality with refined style, featuring Caesarstone benchtops, a generous island, Omega dishwasher, Highland gas and induction cooktop, quality rangehood and a well-appointed butler's pantry. Sliding doors extend directly to the expansive deck, where a heated, fully fenced swimming pool and

5 3 2

FOR SALE
\$2,190,000 - \$2,390,000

VIEW
By Appointment

AGENTS
Stephen Thompson
0418 626 254
stephen.thompson@ljhmanuka.com.au

Nicholas Faust
0426 954 081
nicholas.faust@ljhmanuka.com.au

AGENCY
LJ Hooker Manuka
(02) 6239 5551

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

landscaped surrounds create a private, resort-style setting ideal for entertaining or relaxed family living.

The lower level has been cleverly designed for flexibility and separation, offering four well-proportioned bedrooms, including a guest suite with its own ensuite and direct outdoor access. A spacious rumpus or multipurpose room, complete with separate entry and adjacent powder room, provides an ideal zone for teenagers, extended family, guests or even a home business. A dedicated study nook, full laundry with external access, separate WC and multiple linen and storage areas further enhance the home's day-to-day functionality.

Privately positioned on the upper level, the parents' retreat is a true sanctuary. Occupying an entire floor, it features its own balcony, oversized walk-in robe, dedicated study or sitting room, additional storage room and a luxurious ensuite with spa bath and double vanity - offering both space and seclusion rarely found in family homes.

Additional highlights include internal access from the double automated garage, ducted heating, reverse-cycle air conditioning, and multiple outdoor entertaining spaces designed to be enjoyed year-round.

Positioned within close proximity to quality schools, Manuka Village, Kingston Foreshore and the Parliamentary Triangle, this is a home that effortlessly combines lifestyle, scale and versatility in one of Canberra's most desirable Inner South locations.

Features:

- Five bedrooms, including flexible fifth bedroom or home office
- Three bathrooms plus powder room and separate WC
- Private guest suite with ensuite and outdoor access
- Entire upper-level parents' retreat with balcony, WIR, study and storage room
- Luxurious ensuite with spa bath and double vanity
- Multiple formal and informal living areas
- Separate rumpus/multipurpose room with private entry
- Open-plan kitchen, meals and living flowing to deck and pool
- Caesarstone kitchen with large island and butler's pantry
- Omega dishwasher + Highland gas and induction cooktop
- Full laundry with external access
- Heated in-ground swimming pool with water feature
- Expansive wraparound entertaining decks
- Seamless indoor-outdoor connection throughout
- Polished timber flooring and high ceilings
- Ducted heating + reverse-cycle air conditioning
- Double automated garage with internal access
- Excellent storage throughout including linen cupboards
- Freshly painted inside and out

Key Figures: (approximations)

EER: 3

Rates: \$1,895.20pq

Land Tax (for investors only): \$3,725.75 pq

Lower Level: 221.35sqm

Upper Level (including attic): 62.26sqm

Garage: 37.83 sqm

Total: 321.44sqm

Block Size: 851sqm

UV: \$ (2026) \$ 1,290,000

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	1UW3FMF
Property Type	House
Land Area	851 m2
EER	3
Including	Study Ducted Cooling Ducted Heating Courtyard Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes

Stephen Thompson 0418 626 254
Proprietor and Property Consultant |
stephen.thompson@ljhmanuka.com.au
Nicholas Faust 0426 954 081
Property Consultant | nicholas.faust@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551
20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au





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.

21 Brockman St, Narrabundah