

23 Hacking Crescent, Narrabundah




Character, Location and Opportunity in the Heart of Narrabundah

Auction Location: On Site

Positioned in one of Narrabundah's most tightly held and leafy streets, 23 Hacking Crescent presents a charming three-bedroom cottage set on a generous 648 m² (approx.) block, offering a rare opportunity in a blue-chip Inner South enclave. Quietly located yet exceptionally convenient, the home enjoys a short walk to Griffith Shops, local cafés and parklands, with easy access to public transport, Manuka, Kingston and the Canberra CBD.

Freshly painted throughout and ready to move straight in, the residence delivers immediate comfort while retaining its original character and warmth. Classic timber floorboards, a practical and functional layout, and light-filled living spaces create an inviting home suited to everyday living.

The fully fenced backyard offers excellent space for children and pets, while the substantial block provides outstanding scope to renovate, extend or rebuild (STCA). The location is particularly appealing for

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FOR SALE

Auction 21/02/2026

AGENTS

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AGENCY

LJ Hooker Manuka

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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**

families, with St Edmund's College and St Clare's College both within close proximity, reinforcing the long-term desirability of this tightly held address.

Combining lifestyle, location and future potential, this is a rare Inner South offering in an established and highly sought-after neighbourhood.

- Charming three-bedroom cottage in a tightly held Narrabundah pocket
- " Freshly painted throughout —ready to move straight in
- Retained original character with classic timber floorboards
- " Practical floorplan with light-filled living areas
- " Short walk to Griffith Shops, cafés and local amenities
- Close to St Edmund's College and St Clare's College
- Easy access to Manuka, Kingston, parklands and the CBD
- Excellent scope to renovate, extend or rebuild (STCA)
- Ideal for owner-occupiers, families, downsizers or investors

EER: 2

Rates: \$1,565pq (approx.)

Internal Living: 103sqm (approx.)

Land Area: 648sqm (approx.)

UV: \$1,240,000 (2025)

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	1UG8FMF
Property Type	House
House Size	103 m2
Land Area	648 m2
EER	2
Including	Liveability

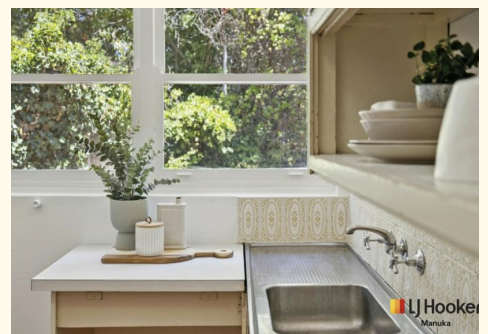
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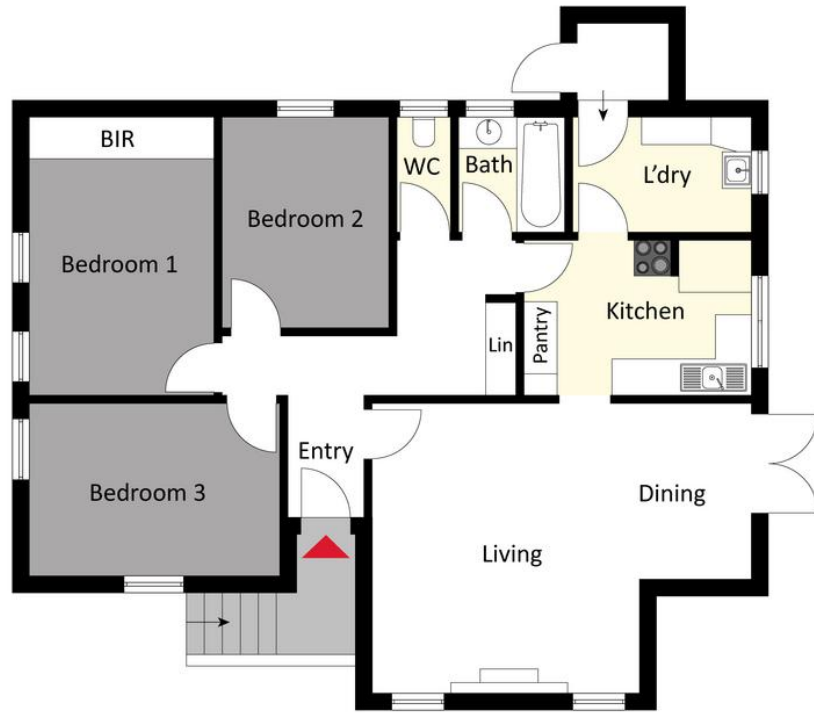
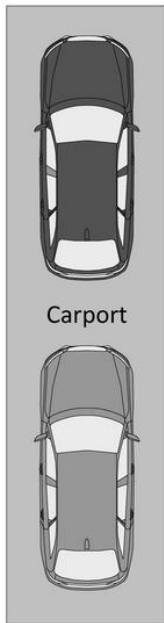
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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