







Narrabundah, 42 Caley Crescent

Luxurious Family Home

3 2 2

For Sale
SOLD

View
ljhooker.com.au/1TC7FMF

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

This is 42 Caley Crescent, welcoming people from all walks of life; families big and small, entertainers, or those with an interest in classical luxurious living. This 3-bedroom, 2-bathroom home offers you a harmonious blend of old-world charm and contemporary luxury. It offers a turnkey lifestyle, inviting you to simply step in and start living your dream.

42 Caley Crescent is a generous home, offering space and luxury. Luxury is woven into every aspect of this home, from its high ceilings, fresh updated interiors, new carpet, hardwood floors and the unparalleled views of Canberra's mountain tops. With its Northerly aspect and elevation, light fills every corner. The kitchen and living are delightfully connected to the ginormous balcony with bi-folding doors, creating the perfect semblance of indoor-outdoor living.

All three bedrooms come equipped with built in robes, with the main bedroom offering the epitome of luxury, featuring a resort style ensuite consisting of dual sinks, a privacy wall,

EER ★★½☆☆☆

LJ Hooker Manuka
(02) 6239 5551

LJ Hooker

Disclaimer: 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.

underfloor heating, and an overhead shower.

Complementing the luxury of the bedrooms, the home offers an informal and formal living area, dining area featuring the original fireplace and built in shelving, and lots of hosting space on the balcony or the back deck and patio.

The heart of the home is in the generous kitchen, a chef's dream. It offers spacious pantry and storage options, comes equipped with high end appliances, and a centerpiece island bench with an overhead range. Picture yourself entertaining friends and family in your deluxe kitchen, effortlessly crafting culinary masterpieces, all the while seamlessly extending the gathering onto the connected balcony for a truly unforgettable experience.

Under the house, there is an oversized double garage with workshop and extensive storage space.

With prime location in Canberra's leafy suburbs, enjoy proximity to excellent schools, vibrant shopping center's such as the Manuka Village, Griffith and Narrabundah shops, the Kingston Foreshore, and the parliamentary triangle. Enjoy Rock Knob Parkland and Nature Reserve nearby.

Features Include:
*Prime location near Manuka Village, Kingston Foreshore, Griffith and Narrabundah Shops and the Parliamentary triangle
*Spacious family home
*Back deck, patio and low maintenance garden.
*Spacious balcony
*Indoor Outdoor living with bi-folding doors
*Ducted Gas Heating
*Gas Fireplace in Lounge room
*Split System Air-Conditioning in Lounge Room
*Solar Panels Fitted
*3 bedrooms 2 bathrooms
*Oversized Double Garage with Workshop and extensive storage space
*Close proximity to Rocky Knob Parkland & Reserve

Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries and satisfy themselves in all respects.

LJ Hooker

LJ Hooker Manuka
(02) 6239 5551

Disclaimer: 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.

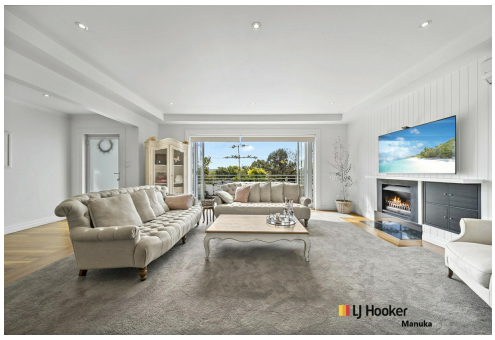
More About this Property

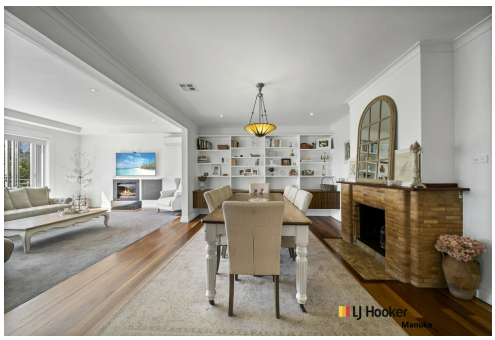
Property ID	1TC7FMF
Property Type	House
Land Area	565.5 m²
EER	2.5
Including	Deck Workshop Solar Panels

Stephen Thompson 0418 626 254
Proprietor and Property Consultant | stephen.thompson@ljhmanuka.com.au

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











LJ Hooker

LJ Hooker Manuka
(02) 6239 5551

Disclaimer: 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.



42 Caley Crescent, Narrabundah

N

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
The information herein is gathered from sources we believe to be reliable.

aperture

LJ Hooker Manuka
(02) 6239 5551

Disclaimer: 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.