



49 Walker Crescent, Narrabundah

Excellent Value in a Prime Location

Auction Location: On Site

Rare Opportunity awaits along Walker Crescent!

Nestled in the highly sought-after Griffith side of Narrabundah, this charming single-level home offers an exceptional lifestyle opportunity in a peaceful, tree-lined street. With a north-facing rear aspect and a quiet, leafy setting, 49 Walker Crescent is ideal for those looking to enter the Inner South market, downsize, or create their dream home. The property presents a move-in-ready option while still offering potential for future enhancements.

Featuring three generously sized bedrooms, all with built-in robes, this home provides comfortable accommodation for families or downsizers alike. A central bathroom with a separate toilet ensures privacy and convenience. Thoughtfully designed, open plan living and dining area enhances the sense of space, creating a comfortable and functional layout, making it an excellent choice for those seeking easy living in this desirable neighbourhood.

The home boasts a beautifully renovated kitchen, complete with an

3 1 0

FOR SALE

Auction 08/11/2025

AGENTS

Stephen Thompson
0418 626 254

stephen.thompson@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

industrial cooktop, gas cooking, and stylish timber-topped benches. Ample storage and modern finishes create a functional yet inviting space, while a dedicated laundry room adds to the home's practicality.

Located within the sought-after Narrabundah College catchment and close to some of Canberra's best private and public schools, this home is perfectly positioned for families. Enjoy the convenience of Griffith, Manuka, and Kingston shopping precincts, offering boutique shopping, cafes, and restaurants just minutes away. With parks, ovals, and excellent transport links nearby, this is an outstanding opportunity to secure a lifestyle home in one of Canberra's most desirable suburbs.

Features:

- " Prime Location & Lifestyle
- " Quiet & green 595m² block with a north-facing rear aspect
- Minutes from Griffith, Kingston & Manuka shopping & dining precincts
- Three generous bedrooms with built-in robes
- Great renovation potential
- Large, private backyard ideal for kids & pets
- Secure fencing for privacy & safety
- Within the Narrabundah College catchment
- Proximity to Telopea Park, Red Hill Primary & Canberra Grammar School
- Close to Narrabundah Wetlands, Red Hill Nature Reserve & park

Disclaimer:

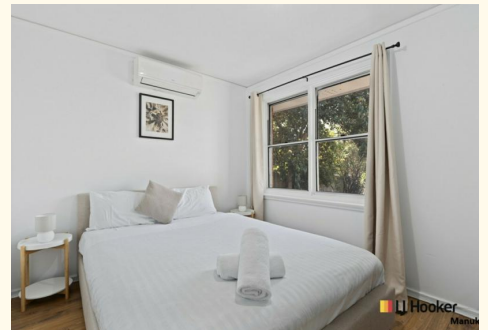
While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

MORE DETAILS

Property ID	1U7BFMF
Property Type	House
House Size	115 m ²
Land Area	595 m ²
EER	1.5
Including	Air Conditioning Dishwasher Floorboards Built-in-Robes

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
Manuka

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.

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