

Narrabundah, 8 Warramoo Crescent

Character Cottage In Prime Narrabundah

Auction Location: On Site

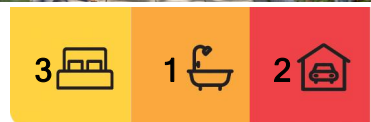
Nestled in one of Narrabundah's most desirable streets, 8 Warramoo Crescent presents a rare opportunity to secure an elegant and elevated family home in a tightly held location. With views over Canberra's tree-lined, leafy south, this beautifully presented cottage combines timeless charm with modern-day comfort.

From the moment you step inside, you're greeted by light-filled interiors and a warm, welcoming ambiance. The open plan living and dining areas flow effortlessly, creating the perfect environment for both relaxed family living and sophisticated entertaining. A charming fireplace in the living room adds a cozy touch during cooler months, while the reverse cycle air conditioning ensures year-round comfort.

The spacious kitchen is a true heart of the home, featuring quality appliances, ample



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For Sale
Auction 24/05/2025

View
ljhooker.com.au/1U0EFMF

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

EER ★★★★★

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(02) 6239 5551

storage, and a sink positioned to overlook the garden - making everyday tasks like washing dishes a serene experience. A separate laundry adds practicality and convenience, keeping household chores tucked neatly away from the main living areas.

Each of the three well-proportioned bedrooms is equipped with ceiling fans for cooling comfort, with the main bedroom featuring a built-in robe. The second bedroom enjoys a lovely outlook over the private, lush gardens. Thoughtfully designed for family living, all bedrooms are positioned separately from the kitchen and lounge room, providing added privacy and a peaceful retreat. Practicality is also front of mind, with ample storage, a functional layout, and considered design details throughout.

Step outside and enjoy multiple entertaining zones, where you can host family and friends year-round or simply unwind and soak in the peaceful surroundings. The beautifully landscaped gardens provide a private oasis, while the elevated position offers a sense of space and tranquillity rarely found so close to the inner south/city.

Located minutes from Narrabundah Shops, Narrabundah College, Red Hill, top schools, parklands, and the vibrant Kingston Foreshore, this home offers the perfect balance of lifestyle, location, and liveability. Whether you're upsizing, relocating, or simply looking to secure a premium address in Narrabundah, 8 Warramoo Crescent is must-see.

Features:

- * Large outdoor entertaining area
- * Beautiful established gardens
- * Internal laundry
- * 2 carports
- * Storage shed at the backyard
- * Minutes away from Narrabundah College
- * Walking distance to the local shops with quality restaurants, cafes, post office and IGA
- * Short drive or commute to shopping centres including Civic, Barton, Woden, Fyshwick, the Airport and Brindabella 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.



LJ Hooker Manuka
(02) 6239 5551

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More About this Property

Property ID	1U0EFMF
Property Type	House
House Size	109 m2
Land Area	632 m2
EER	1
Including	Air Conditioning Liveability

Stephen Thompson 0418 626 254

Proprietor and Property Consultant | stephen.thompson@ljhmanuka.com.au

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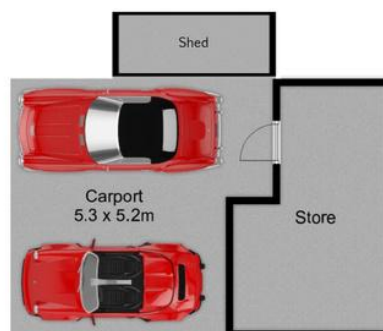
20 Bougainville Street, MANUKA ACT 2603

manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



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LJ Hooker Manuka
(02) 6239 5551



LJ Hooker
Manuka

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