

## 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](http://ljhooker.com.au/1U0EFMF)

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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:**

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## More About this Property

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

**Stephen Thompson 0418 626 254**

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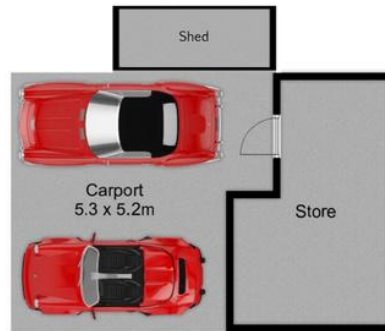
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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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