

Narrabundah, 28/50 Lumeah Street

Sophisticated Haven In A Premium Lifestyle Enclave

Discover comfort and style in this meticulously appointed 3-bedroom townhouse in the heart of sought-after Narrabundah. As you enter, you'll be greeted by an elegant formal lounge and dining room looking out to the private front courtyard.

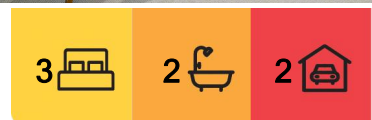
This townhouse boasts modern amenities throughout, ensuring year-round comfort. In-slab heating downstairs keeps you warm during chilly winters, while evaporative cooling upstairs provides relief on hot summer days.

The gourmet kitchen is a chef's delight, equipped with premium Smeg appliances, a Fisher & Paykel double-drawer dishwasher and plenty of storage. Off the kitchen is a separate tiled family room, complete with a ceiling fan and cozy electric fireplace, which overlooks the private rear courtyard, offering a seamless blend of indoor and outdoor living.

Upstairs features three light filled bedrooms all with their own balcony access. The master



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For Sale
\$1,139,000+

View
ljhooker.com.au/1TJUFMF

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EER ★★★★★★

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bedroom is a true retreat, featuring a private front balcony, panel wall heater, walk-in robe, additional built-in robe, and modern ensuite. The two additional bedrooms are well proportioned featuring built-in robes and sliding door access to the rear balcony overlooking the rear courtyard. Each bedroom features block-out blinds and curtains to ensure a peaceful night's sleep. The contemporary main bathroom features both shower and bath, with a separate toilet for added convenience. A European laundry downstairs adds to the home's functionality.

Situated in a prime location, this townhouse is just minutes from local shops, cafes, and amenities. It's within walking distance to Narrabundah College and Red Hill Primary School, making it ideal for families. The Manuka and Kingston shopping precincts are also easily accessible, offering a wealth of dining and entertainment options.

This property is perfect for families, professionals, or downsizers seeking a low-maintenance lifestyle without compromising on space or quality. With community swimming pool and vegetable garden, don't miss this rare opportunity to secure your piece of Narrabundah living.

Features:

- *Low Maintenance.
- *Private front and rear courtyards.
- *Formal lounge and dining room.
- *In-slab heating downstairs and evaporative cooling upstairs.
- *Kitchen with Smeg appliances, plus Fisher & Paykel dishwasher.
- *Tiled family room with electric fireplace.
- *Master with private balcony, walk-in robe, and ensuite.
- *Double Lock up Garage
- *Security Alarm system
- *Community Swimming pool & vegetable garden
- *Within walking distance of Narrabundah College and Red Hill Primary School.
- *Easily accessible to Manuka and Kingston shopping precincts, offering a range of dining and entertainment options.

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.

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.



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More About this Property

Property ID	1TJUFMF
Property Type	Townhouse
House Size	151.5 m ²
EER	5
Including	Evaporative Cooling Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes

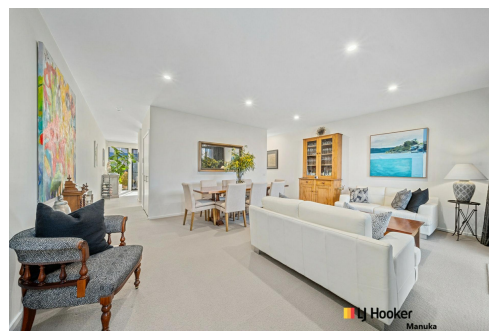
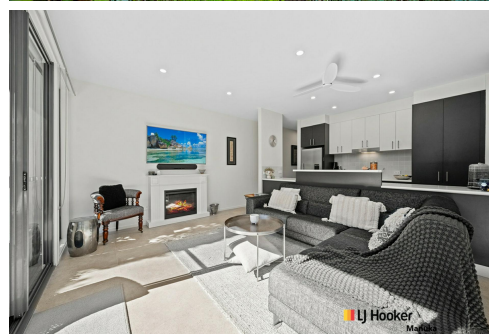
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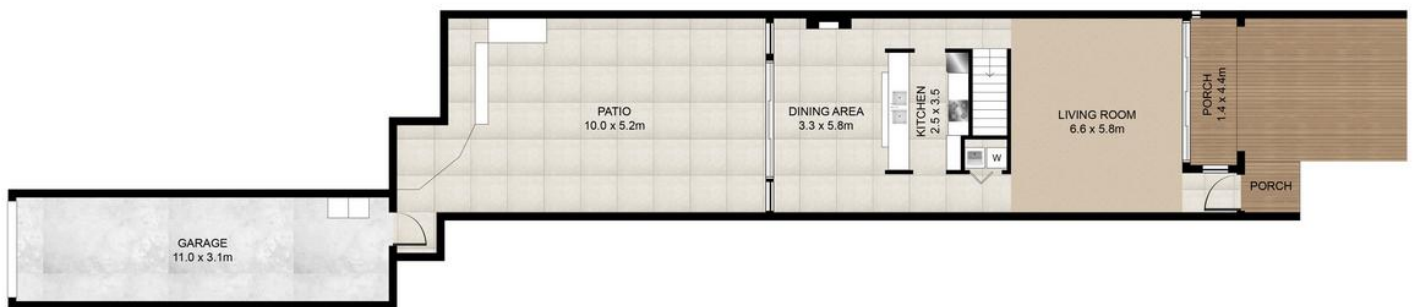


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FLOOR 2



FLOOR 1

28/50 Lumeah Street, Narrabundah

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.
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