



# PHOTOS COMING

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LEASED

## Narrabundah, 26/39 Jerrabomberra Avenue

Chic City Living in Narrabundah

Discover the perfect blend of comfort and convenience with this stylish one-bedroom apartment located on Jerrabomberra Avenue in Narrabundah. Ideal for singles or couples, the property offers a contemporary living space with a city balcony that impresses. The open-plan design, provides a welcoming atmosphere for relaxation or entertaining.

Narrabundah is a vibrant suburb that offers an array of lifestyle amenities. With easy access to public transport, you can enjoy short trips to explore Canberra's cultural and culinary delights. The nearby parks and green spaces provide the perfect backdrop for leisurely weekend strolls or picnics.

This apartment is your opportunity to embrace modern living in one of Canberra's most desirable locations.



**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.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2D22FHK](http://ljhooker.com.au/2D22FHK)

**Contact**  
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EER ★★★★★

**LJ Hooker Canberra City**  
**(02) 6249 7700**

Features include:

- Spacious open plan living leading to a private balcony
- Modern kitchen with stone bench tops, electric cooking and ample cupboard space
- Dishwasher
- Spacious bedroom with built-in wardrobes
- Internal laundry with dryer
- Basement parking

No current EER.

The property does not comply with the minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation.

#### Suburb Snapshot

Narrabundah is an established garden suburb, valued for its proximity to Civic, Lake Burley Griffin, and vibrant local centres such as Manuka and the Kingston Foreshore.

Residents particularly value Narrabundah's environment including its open spaces, parks, playgrounds, bushland landscapes, as well as its strong sense of community and diversity.

#### History

'Narrabundah' is a Ngunnawal word meaning 'bird of prey', celebrated in the sculpture in the park opposite the Narrabundah shops.

Street names in Narrabundah are inspired by indigenous culture, as well as white explorers and pioneers

Parks are widespread, with "Rocky Knoll" or "Rocky Knob" park in upper Narrabundah and its panoramic view over Canberra a favourite.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)



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## More About this Property

<b>Property ID</b>	2D22FHK
<b>Property Type</b>	Apartment
<b>EER</b>	5
<b>Including</b>	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

### **Tara Munro-Smith 0428 025 408**

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tara.munro@ljhcanberracity.com.au

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