



**Leased**



33/44 Jerrabomberra Avenue, Narrabundah

3 2 1

## Spacious townhouse living with modern comfort and resort-style amenities

### FOR RENT

Please Call

### AGENTS

Antone Smith

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### AGENCY

LJ Hooker Dickson

(02) 6257 2111

This spacious and versatile townhouse offers exceptional comfort and functionality across multiple living zones. The generous main living area flows effortlessly onto a north-facing balcony, filling the home with natural light throughout the day. The kitchen is equipped with an electric stovetop, oven, and dishwasher, making meal preparation a breeze, while reverse-cycle air conditioning ensures year-round comfort. A second living or dining area opens onto a south-facing balcony, providing a flexible layout perfect for entertaining or relaxing.

Upstairs, a massive third bedroom offers plenty of space and privacy—ideal as a master suite, guest room, or home office. The home also features a secure single underground car space, and residents can enjoy access to the complex's gym and pool. Conveniently located, it's just a 5-minute walk to the Public Golf Course and Canberra International Golf Centre, and only a short drive to Manuka Shopping Precinct and Canberra Outlet Centre—bringing lifestyle, leisure, and convenience together in one outstanding package.

### Features

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.



- Generous living room size
- North-facing balcony off living room
- Electric stovetop and oven
- Dishwasher
- Second living/dining room
- Reverse-cycle Air conditioning in main living room
- South-facing balcony off second living
- Massive third bedroom upstairs
- Single underground car space
- Complex amenities include gym and pool
- 5-minute walk to Public Golf Course and The Canberra International Golf Centre
- 5-minute drive to Manuka Shopping Precinct
- 6-minute drive to Canberra Outlet Centre

Nestled in Canberra's Inner South, Narrabundah offers a perfect blend of charm, convenience, and community. Known for its leafy streets, local caf&#xE9;s, and proximity to Manuka and Kingston, the suburb combines relaxed living with easy access to the city, making it a sought-after location for professionals and families alike.

**Facts:**

Availability: Now

Lease Period: 12 months

Applications: Applications will be accepted prior to viewing this property.

Parking: 1 allocated car space

Cooking: Electric oven and stovetop

Heating: Reverse Cycle Air Conditioning

EER: No current EER available

Adaptable housing and minimum standards: The property is awaiting information from the Owners Corporation

Embedded networks: The property is awaiting information from the Owners Corporation

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.act.gov.au/\\_data/assets/pdf\\_file/0006/2608620/The-Renting-Book-September-2025.pdf](https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-September-2025.pdf)

**Disclaimer:**

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON 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.

**WISH TO INSPECT?**

1. Click on the "BOOK INSPECTION" button available on our website
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.

## MORE DETAILS

Property ID 1HKMU9F92  
Property Type House  
Including Study  
Air Conditioning  
Pool  
Balcony  
Gym  
Dishwasher  
Built-in-Robes  
Remote Garage

### Antone Smith

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