

71/44 Jerrabomberra Avenue, Narrabundah

Ground Floor Living Backing the Golf Course

Life feels easier here. With two private courtyards, one catching the morning sun and the other looking out across the Canberra Public Golf Course, this apartment is secure, private and feels more like a townhouse than an apartment...

Inside, the layout gives you space to spread out. A front lounge and dining area leads through to a second living space and the kitchen, where modern appliances, an induction cooktop, plenty of storage and a large benchtop make cooking and entertaining simple.

The bedrooms are set apart for privacy. The main has his-and-hers robes with an ensuite that includes a spa bath, while the second also has built-in robes and is serviced by the main bathroom. The main bathroom also houses a European-style laundry, and the toilet is set apart for extra convenience.

Comfort comes naturally with hybrid flooring through the living areas, carpet in both bedrooms, and double roller blinds on every window. Four reverse-cycle systems ensure the home is efficient and comfortable year-round.

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FOR SALE
\$629,000+

AGENTS

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AGENCY

LJ Hooker Manuka
(02) 6239 5551

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.

 **LJ Hooker**

Add in a remote-access lock-up garage, plus access to a pool, tennis court, gym and a BBQ area with outdoor tables, and it's clear this home balances lifestyle and practicality.

All of this is within walking distance of Narrabundah College, the fresh food markets and local shops, with Kingston and Manuka just minutes away.

- 87sqm internal + 67sqm external
- Ground floor
- Two bedrooms with built-in robes
- Main suite with spa ensuite and his-and-hers robes
- Main bathroom with separate toilet and European laundry
- Carpeted bedrooms for comfort
- Hybrid flooring and double roller blinds throughout living spaces
- Two private courtyards with golf course outlook
- Two separate living spaces
- Kitchen with induction cooktop, modern appliances and generous storage
- Four reverse-cycle systems
- Secure lock-up garage with remote access
- Complex amenities: pool, tennis court, gym and BBQ area with outdoor seating
- Walk to shops, markets, Narrabundah College
- Minutes to Kingston and Manuka

EER: 5.5

Rates: \$688pq (approx.)

Land Tax (for investors): \$918pq (approx.)

Strata: \$1,332pq (approx.)

Internal Living: 87sqm (approx.)

Courtyard Area: 67sqm (approx.)

Year Built: 1994

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.



MORE DETAILS

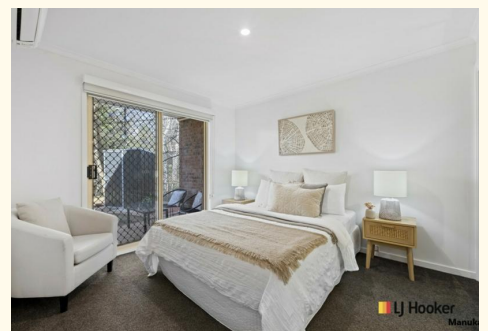
Property ID	1U5HFMF
Property Type	Apartment
House Size	87 m2
EER	5.5
Including	Air Conditioning Pool Tennis Court Courtyard Gym Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

Dikshant Dhungel 0451 404 198

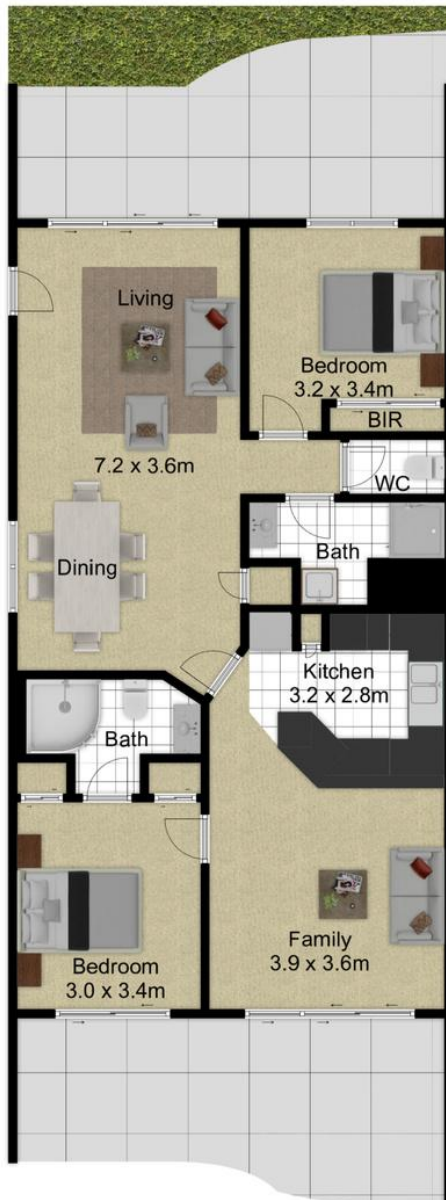
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LJ Hooker
Manuka

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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