

Narrabundah, 9/50 Leahy Close

Immaculate Apartment with Elevated Views

Positioned in the sought-after leafy enclave of Narrabundah, this beautifully maintained three bedroom, two bathroom apartment offers spacious, light-filled living with a host of modern comforts, the perfect blend of lifestyle and convenience.

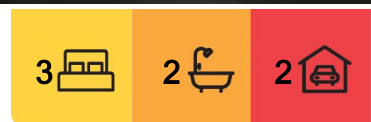
Located on Level 2, this home features an open plan living and dining area that flows effortlessly onto a spacious balcony, capturing lovely elevated views, ideal for morning coffee or evening relaxation.

The well-appointed kitchen is bright and functional, featuring generous cupboard space, a full-sized pantry, and ample bench space, perfect for home cooks and entertainers alike.

All three bedrooms are generously sized and feature built-in robes, with the master bedroom offering double built-ins and a private ensuite. A central bathroom, internal laundry, and a reverse cycle split system unit complete the comfort-focused layout.



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 Sale
Please Call

View
ljhooker.com.au/1U0TFMF

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EER ★★★★★

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(02) 6239 5551

Enjoy the peace and privacy of a boutique complex, with two dedicated car spaces and easy access to local parks, shops, schools and the Inner South lifestyle hubs of Manuka and Kingston.

Features include:

- *Three spacious bedrooms with built-in robes
- *Two bathrooms including master ensuite
- *Open plan living with abundant natural light
- *Balcony with fantastic views
- *Reverse cycle split system for year-round comfort
- *Internal laundry
- *Airy kitchen with pantry and ample storage
- *Intercom access
- *Two designated car spaces
- *Visitor parking
- *Fantastic location close to amenities

Outgoings & Property Info:

EER: 4.5

Rates: \$651 p.q. (approx.)

Strata: \$1,321.81 p.q.

Land Tax: \$939 p.q. (approx.)

Unit entitlement: 7.40%

Internal Living: 96sqm (approx.)

Outdoor Living: 17sqm (approx.)

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 About this Property

Property ID	1U0TFMF
Property Type	Apartment
House Size	96 m2
EER	4.5
Including	Balcony Dishwasher Built-in-Robes Liveability

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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.