



Narrabundah, 125/39 McIntyre Street

Your dream lifestyle awaits!

This exceptional two-bedroom, top floor corner apartment within the sought after 'Kiara Residences' is a must see!

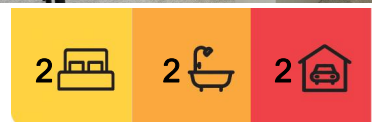
Double glazed floor to ceiling windows span both sides of the apartment, ensuring every room is flooded with natural light. A stylish kitchen with generous bench and cupboard space, high quality finishes and premium Bosch appliances opens out to a spacious living and dining area.

From here, step out onto the north-east facing balcony – the perfect place to enjoy a coffee in the morning sun, or to take in the leafy surrounds, green spaces, and views to the distant hills.

The light filled main bedroom features his and hers walk through wardrobes and



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

\$759,000 – \$779,000

View

ljhooker.com.au/1T4UFMF

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EER ★★★★★★

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an ensuite with a double vanity and oversized shower. The full sized second bedroom is located at the opposite end of the apartment offering additional privacy and is serviced by a separate bathroom.

The apartment offers ample storage internally, as well as a secure storage cage. Two side-by-side underground parking spaces provide added security and convenience.

The 'Kiara Residences' offer the luxury and convenience of apartment living in the heart of leafy Narrabundah. The thoughtful architecture and design of the development blends seamlessly into the neighbourhood, complementing the surrounding Canberra red brick homes. A stones throw from the ever popular Griffith Shops, and close to the vibrant hubs of Manuka and Kingston, the apartment offers a dream lifestyle opportunity. The quiet locale is just far enough away from the hustle and bustle to truly appreciate the serenity of this prime Inner South location, while still enjoying everything the area has to offer.

Features:

- 2 bedrooms, 2 bathrooms, 2 side-by-side parking spaces
- Light filled, top floor, corner apartment
- Double glazed windows and doors
- Luxurious sheer curtains and roller blinds
- Premium Bosch appliances
- Reverse cycle air conditioning
- Fully equipped gym
- Beautifully landscaped surrounds and easy access to green space
- Designed by DBI Design, built by Milin Builders, developed by Amalgamated

Property Group

- 600m to Griffith shops
- 1.6km to Manuka and Kingston
- 2km to Fyshwick Markets
- Public transport on your doorstep
- Close to some of Canberra's best schools
- Living Area: 84sqm approx.
- Balcony: 10sqm approx.
- EER: 6 stars
- Rates: \$586pq approx.
- Strata: \$988pq approx.

More About this Property

Property ID	1T4UFMF
Property Type	Apartment
EER	6
Including	Balcony Gym Built-in-Robes Liveability

Samuel Thompson

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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.

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