







21/51 Leahy Close, Narrabundah

Spacious 3 Bedroom Sunlit Living in the Heart of Narrabundah

Inspect by appointment. Please contact Stephen Thompson on 0418 626 254 to arrange your private viewing today.

A delightful home with sunny spacious living areas within the esteemed 'Links' complex. This spacious 3-bedroom, 2-bathroom apartment offers a lifestyle of unparalleled sophistication, perfectly situated in the heart of Narrabundah close to local amenities. Bask in natural light and warmth with an east-northeast facing aspect, enhancing the ambiance of your living spaces.

Upon stepping inside, the expansive open-plan living area impresses with its generous proportions and inviting ambiance, enhanced by fresh carpeting throughout. Perfect for both daily living and entertaining, this space sets the stage for cherished moments with loved ones. Enjoy the tranquillity of the balcony and porch, perfect for unwinding amidst the serene surroundings.

Enjoy the best of both worlds with a peaceful setting and easy access to everything you need. Cafés, shops and public transport are just a

3 2 2

FOR SALE
$564,950 - $574,950

AGENTS
Stephen Thompson
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AGENCY
LJ Hooker Manuka
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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.

stroll away, while the Canberra Golf Course sits right next door - perfect for a quick round and a short walk home.

Comfort is assured year-round with reverse-cycle air conditioning, while an impressive 6-star EER rating adds energy efficiency to everyday living.

Families will also appreciate the proximity to well-regarded schools including, St Benedict's Primary School, Narrabundah College, St Edmunds College and St Clares Colleges Canberra.

Features:
- Spacious open-plan living area
- Two modern bathrooms
- Separate toilet
- 3 Bedrooms, 2 with built in wardrobes and main with walk in wardrobe
- Expansive balcony
- Linen closet
- Reverse cycle heating and cooling
- North-East facing aspect
- Two designated car spaces
- Nearby educational institutions
- Steps away from the Canberra Golf Course
- Short drive to both Kingston & Manuka shops

Key Figures:
EER: 6
Rates: $710.51pq (approx.)
Strata: $1257.85pq (approx.) inc. admin and sinking fund
Internal Living:108 sqm (approx.)
Outdoor Living: 22sqm (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.











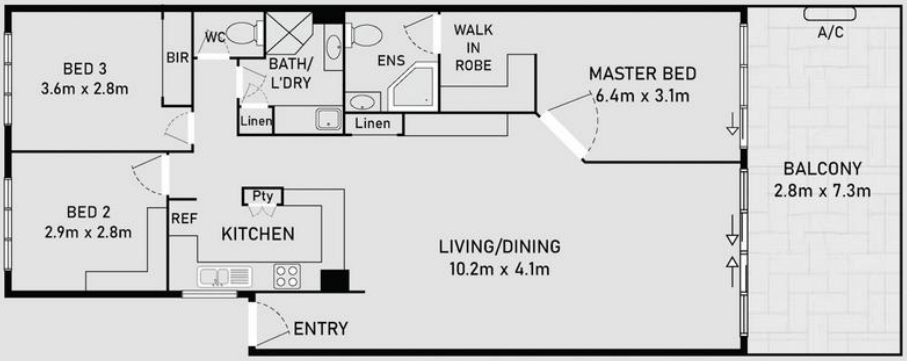
MORE DETAILS

Property ID	1UC0FMF
Property Type	Apartment
House Size	108 m2
EER	6
Including	Air Conditioning
	Balcony
	Dishwasher
	Built-in-Robes
	Liveability

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Proprietor and Property Consultant |
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