

## Narrabundah, 32/40 Leahy Close

### Sunrise Views & Stylish Spaces

Step into the lifestyle you've always dreamed of—an inviting haven designed for first home buyers and astute investors. This charming Narrabundah retreat offers the perfect blend of luxury living and smart investment potential.

Imagine lounging on your spacious balcony, taking in breathtaking views with friends or family by your side. Inside, the open-plan living area seamlessly connects to a modern kitchen equipped with all-electric appliances, making it ideal for cozy dinners and entertaining guests.

With two bedrooms featuring built-in robes, a stylish bathroom, and convenient amenities like reverse cycle air conditioning and a European-style laundry, this home is designed for comfort and practicality. Plus, your designated parking space adds an extra layer of convenience to your daily life.



**For Sale**  
\$460,000+

**View**  
[l.jhooker.com.au/1TXYFMF](https://l.jhooker.com.au/1TXYFMF)

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**EER** ★★★★★



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**LJ Hooker Manuka**  
(02) 6239 5551

For first-home buyers, this is the opportunity to step into a space that reflects your style and ambition. For investors, it's a chance to secure a property with high rental appeal. The location, near major roadways and popular precincts, ensures lifestyle convenience and strong rental demand.

**Key Features:**

- \* 2 Bedrooms, 1 Bathroom, 2 Designated Car Spaces
- \* Spacious Open-Plan Living: Create Memorable Moments in Your Lounge and Dining Areas!
- \* Expansive Undercover Balcony: Breathtaking Panoramic Views Await —Ideal for Entertaining!
- \* Modern All-Electric Kitchen: Plenty of Storage, Dual Sinks, and a Dishwasher for Effortless Cooking!
- \* Built-In Robes in Both Bedrooms: Stylish Storage Solutions for Your Wardrobe Needs!
- \* Generously Sized Bathroom: Enjoy a Large Shower and Integrated Storage for Your Convenience!
- \* Reverse Cycle Air Conditioning: Stay Comfortable All Year Round!
- \* European-Style Laundry: Added Convenience Right at Home!
- \* Peaceful and Quiet Complex: Serene Atmosphere for Relaxation and Enjoyment!
- \* Prime Location: Easy Access to Major Roadways and Nearby Precincts —Everything You Need at Your Fingertips!

**Figures:**

Rates: \$648pq approx.

Strata: \$1010pq approx.

Internal Living: 79sqm approx.

Balcony: 26sqm 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

<b>Property ID</b>	1TXYFMF
<b>Property Type</b>	Apartment
<b>EER</b>	4.5
<b>Including</b>	Air Conditioning Balcony Built-in-Robes Liveability

**Samuel Thompson 0412 300 774**

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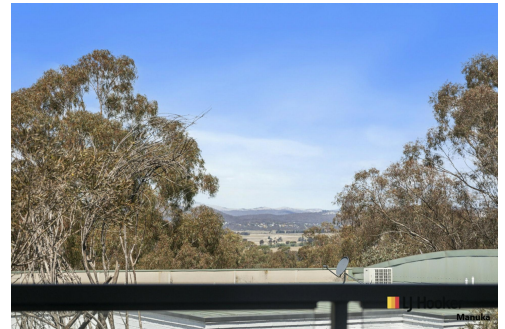
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