

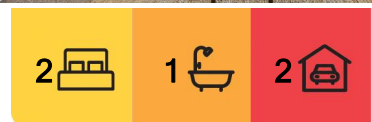
Narrabundah, 32/40 Leahy Close

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
ljhooker.com.au/1TXYFMF

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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.

EER ★★★★★

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(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.



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More About this Property

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

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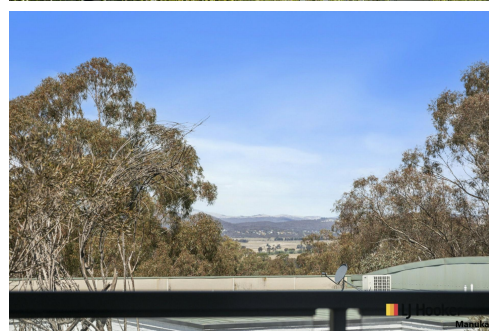
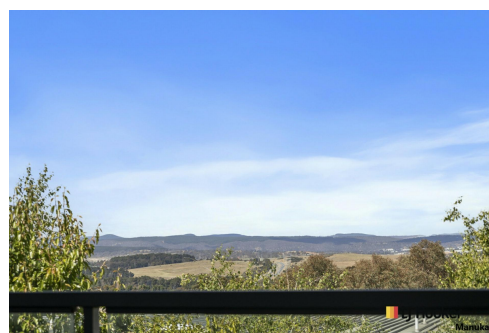
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Manuka

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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