



37/42 Jerrabomberra Avenue, Narrabundah

North facing, dual garden courtyards and privacy - better than the rest!

Often you have to make sacrifices with apartment living - though this one truly has it all. Nestled within the leafy and tightly held Banjo Paterson complex, this charming ground floor apartment offers the perfect combination of privacy, established gardens and everyday convenience in one of the Inner South's most enduringly popular locations. Framed by lush front and rear garden spaces, it delivers a peaceful retreat with outdoor living, so rarely found.

Entering the home through the beautifully established front courtyard, you're welcomed by colourful florals, a covered paved entertaining area and the opportunity to add your own collection of potted plants, creating a warm and inviting entrance that feels more like a townhouse than an apartment.

Bathed in north-westerly natural light, the inviting interior features open plan living and dining alongside a spacious and well-maintained kitchen with quality appliances and generous bench space. An electric wall heater ensures comfort in the cooler months. Both bedrooms are well-sized and include built-in robes and tranquil

2 1 1

FOR SALE

\$585,000 +

VIEW

Sat 26th Sep @ 10:25AM - 10:55AM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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garden outlooks. The bathroom has been exceptionally maintained, featuring a practical bath/shower combination and integrated laundry facilities. A sliding door from the main bedroom opens directly onto the private rear courtyard, thoughtfully positioned away from surrounding traffic and offering a peaceful outdoor retreat. With paved entertaining areas, low-maintenance gardens and plenty of space for pets to enjoy, it's the perfect extension of the home.

A single carport with lock-up storage is located right outside your front door, and ample visitor parking adds everyday practicality and convenience for visiting guests. The tightly held, central location places you moments from Narrabundah shops, Kingston, Manuka, public transport and excellent local schools. The complex itself has a strong sense of community, neighbours become friends and you can have your own garden plot in which to grow your own fruits and vegetables within the beautifully maintained communal gardens.

Features:

- Ground floor apartment in popular complex
- Private front and rear courtyards with beautifully established gardens
- Spacious kitchen with quality appliances and excellent bench space
- Light-filled open plan living and dining area
- Electric wall heater in living space
- Two generous bedrooms with built-in robes
- Bathroom with bath/shower combination
- Integrated laundry facilities
- Single carport with lock-up storage
- Ample visitor parking within the complex
- Allocated vegetable garden plot in communal area
- Fixed term tenancy in place until December 2026, flexible and reliable tenant
- Excellent Inner South location close to shops, cafes and transport

Living size: 82m2 internal living + 71m2 total courtyards (approx.)

Rates: \$537 p.q (approx.)

Land tax: \$731 p.q (approx.)

Body Corporate: \$1,278.50 p.q (approx.)

Construction: 1993

EER: 4.5 stars

MORE DETAILS

Property ID	JYUH5W
Property Type	Apartment
EER	4.5

Jane Macken 0408 662 119

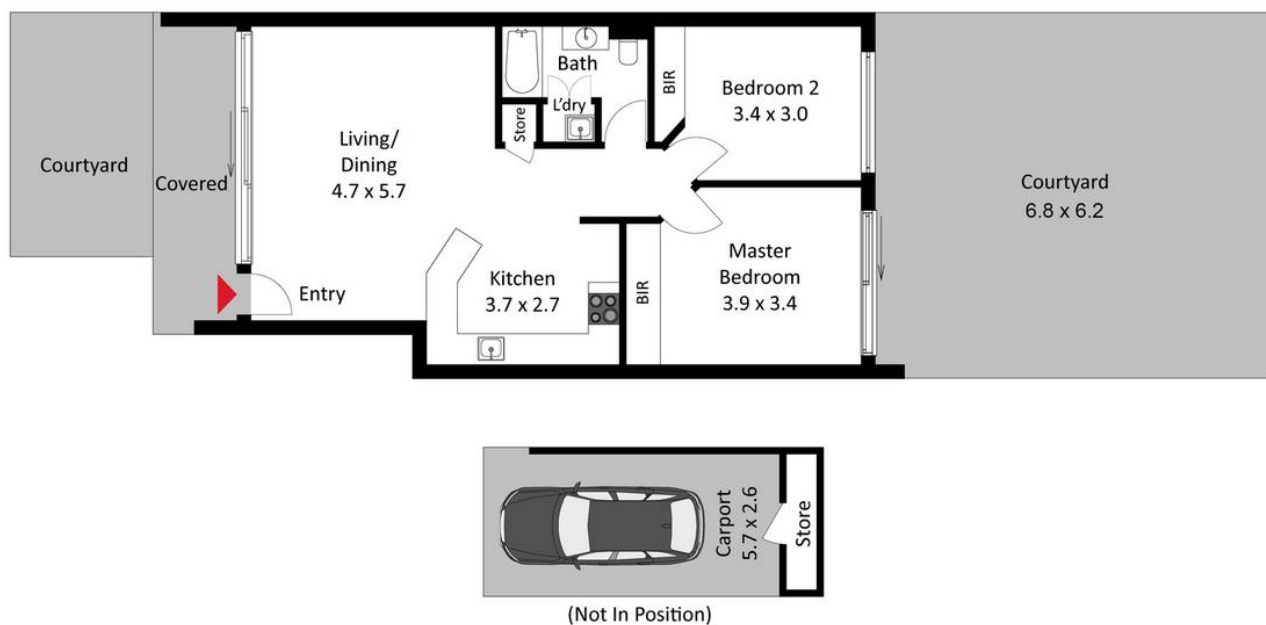
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.