



47/34 Leahy Close, Narrabundah

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## Scenic Bush Outlook Meets Resort-Style Living in Narrabundah

Surrounded by a scenic bush setting to the rear and framed by beautifully maintained, resort-style grounds to the front, this light-filled apartment offers the perfect balance of privacy, lifestyle, and convenience within the sought-after 'Milson' complex.

Recently refreshed with new paint throughout, the home presents in excellent condition and is thoughtfully designed for easy, low-maintenance living. The open plan living, dining and kitchen area is spacious and inviting, flowing seamlessly to a private outdoor space that captures a bush outlook, ideal for entertaining.

The kitchen is practical and well-equipped with ample storage and space for a dishwasher. A European-style laundry enhances functionality without compromising space.

Accommodation comprises two generously sized bedrooms, including a large master suite with an ensuite and spa bath. The open-plan area is fitted with reverse cycle heating and cooling for year-round comfort. The home also provides some disability-friendly features, offering

**FOR SALE**  
Auction

### AGENTS

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### AGENCY

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LJ Hooker

ease of access and practical design throughout, including built-in storage with shelving.

Positioned within a well-regarded complex, residents enjoy access to a swimming pool, shared entertaining areas, and beautifully landscaped gardens, creating a relaxed, community-focused environment.

Completing the offering is a secure basement car space, an additional shared outdoor car space, and a secure basement storage space.

Ideally located within proximity to quality public and private schools, public transport, Capital Golf Course, Red Hill nature trails, and the vibrant precincts of Manuka, Kingston and Fyshwick Markets, this property presents an outstanding lifestyle opportunity in a highly desirable location.

**Features:**

- bedroom, two-bathroom apartment in the 'Milson' complex
- Large master bedroom with ensuite and spa bath
- Open plan living and dining
- Scenic bush outlook
- Recently repainted throughout
- Reverse cycle heating and cooling in living and dining.
- Functional kitchen with ample storage and room for a dishwasher
- European laundry
- Unobtrusive disability-friendly grab rails
- Built-in storage with shelving included
- Secure basement car space and storage cage plus additional shared outdoor car space
- Easy access to complex pool and shared entertaining areas
- Beautifully maintained gardens and common spaces
- Close to schools, transport, golf course, Red Hill trails, Manuka, Kingston & Fyshwick Markets

EER: 3

Rates: \$731pq (approx.)

Land Tax (for investors): \$661 pq (approx.)

Strata: \$1,253 pq (approx.)

Internal Living: 92sqm (approx.)

Balcony: 11sqm (approx.)

UV: \$172,360 (2025)

Year Built: 1997

Rental Appraisal: \$580 - \$620 pw

**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	1UMJFMF
Property Type	Apartment
House Size	92 m2
EER	3
Including	Pool Balcony Built-in-Robes

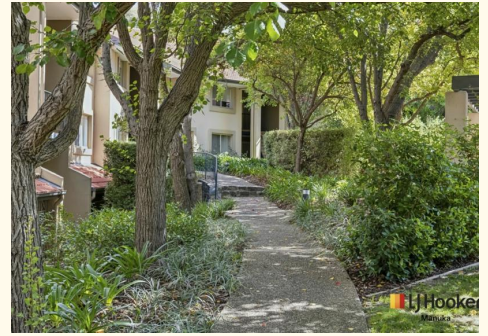
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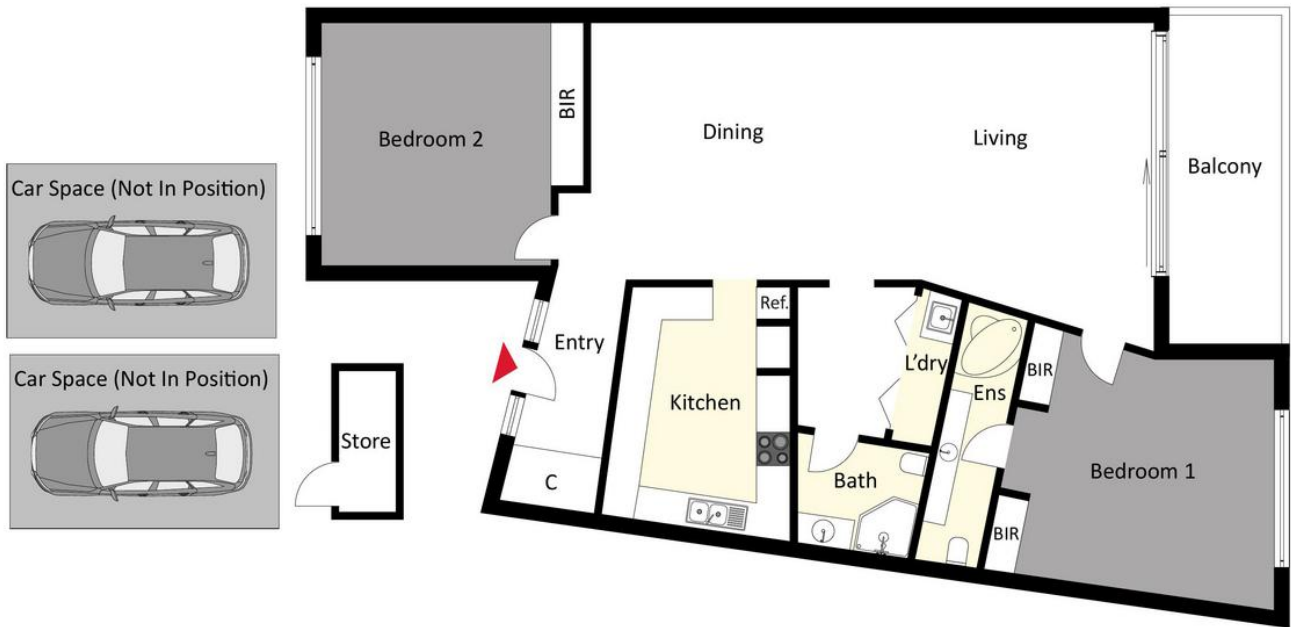
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.