







5/40 Leahy Close, Narrabundah

Sunshine, Space and Unbelievable Views

Generous proportions, sunshine and sweeping valley views make this inviting two-bedroom apartment a wonderful find for those seeking space and convenience in Canberra's Inner South.

Positioned within an established complex with leafy, private communal grounds, the home offers easy access and a practical layout arranged entirely on one level. The spacious open-plan living and dining area provides plenty of room to spread out, with space for a study desk for those working from home. Reverse-cycle air conditioning keeps things comfortable throughout the seasons.

Large windows capture the outlook and draw natural light inside, while sliding doors open onto the exceptionally generous balcony. With room for outdoor dining, a relaxed seating area and your favourite plants, this sun-filled space is a lovely setting for morning coffee, entertaining friends or simply taking in the impressive views.

The kitchen offers an abundance of cupboard and bench space, keeping everyday cooking and entertaining easy. Both bedrooms are generously sized and include built-in robes, complemented by an updated bathroom, a separate internal laundry and one secure car

2 1 1

FOR SALE
$459,000

VIEW
Sat 14th Nov @ 11:00AM - 11:30AM

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.

space.

Enjoy the convenience of nearby local shops, parks and walking trails, with the cafés, restaurants and shopping of Manuka and Kingston within easy reach. Access to the Parliamentary Triangle, Woden and the City adds further appeal to this well-connected location.

Whether you're buying your first home, downsizing or adding to your investment portfolio, this apartment offers an appealing combination of indoor space, outdoor living and an elevated outlook.

Features
- Two generously sized bedrooms with built-in robes
- Spacious open-plan living and dining with room for a study nook
- Huge, sun-filled balcony with impressive valley views
- Kitchen with abundant cupboard and bench space
- Updated bathroom
- Separate internal laundry
- Reverse-cycle air conditioning
- Easy access and single-level layout
- One secure car space
- Leafy, sunny communal courtyard within the established complex
- Convenient access to Manuka, Kingston, Woden, the Parliamentary Triangle and the City

Property details
Living area: 79 sqm
EER: 5 stars
Rates: $2,980 pa
Body corporate: $1,074.15 per quarter
Land tax: $3,921.80
Year built: 1998











MORE DETAILS

Property ID	37D1GCY
Property Type	Apartment
House Size	79 m2
EER	5

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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