



## Narrabundah, 76/39 McIntyre Street

Expansive North-East facing residence!

Currently on a fixed term tenancy. Contact Samuel on 0412 300 774 to book your private inspection today!

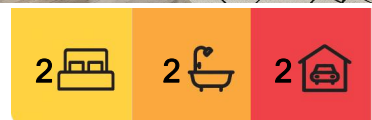
Positioned on the third floor of the highly sought after 'Kiara' complex sits this exquisite 2-bedroom apartment waiting to welcome a new owner.

Offering a large 97sqm of indoor/outdoor living, the unit doesn't compromise on space, luxury or functionality. From the moment you enter you will be welcomed into the large open plan living and dining area flooded by natural light and complemented by quality timber floors.

Leading seamlessly off the living area is the large north-east facing balcony. Double-glazed, floor to ceiling windows and sliding doors allow for an abundance of natural light, creating an incredibly inviting personal retreat or the perfect place to entertain guests.



**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.



**For Sale**  
\$699,000+

**View**  
By Appointment

**Contact**  
**Samuel Thompson**  
0412 300 774  
samuel.thompson@ljhmanuka.com.au

**EER** ★★★★★★

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

The well-appointed kitchen features premium Bosch appliances, a 20mm stone kitchen bench top, an induction cooktop, dishwasher and an abundance of storage space. The euro-style laundry with an Ariston washer/dryer combo can also be found conveniently in the kitchen.

In the tucked away large main bedroom, you will find a well-appointed ensuite with a twin basin vanity, stone benchtops and a spacious walk-in robe. The second bedroom features a built-in robe and easy access to the second bathroom. Both bedrooms are lined with natural wool carpet making it easy to wake up every morning.

The apartment additionally features split system heating and cooling for year-round comfort, floating top quality timber flooring through the living, dining and corridor areas, a complex gym, 2 side-by-side basement car spaces and 2 storage enclosures providing an extra 3sqm of secure storage space.

With close proximity to the Jerrabomberra Sports Ground, Griffith Shops and Manuka Village, this is your perfect opportunity to convert to the Inner South lifestyle.

Apartment features include:

- \* 88sqm of internal living
- \* 9sqm of balcony space
- \* North-East facing balcony orientation
- \* Large floor to ceiling windows with sliding doors
- \* Floating top quality timber flooring to living, dining and corridors
- \* Split system heating and cooling
- \* Well-appointed kitchen with premium Bosch appliances, Induction cooktop and 20mm stone benchtop
- \* Main bedroom with large walk-in robe and ensuite
- \* Built-in robe in the second bedroom
- \* Carpeted floors in both bedrooms
- \* 28 sqm of 2 side-by-side basements car spaces
- \* 3.4sqm of 2 side-by-side secure storage enclosures
- \* Convenient lift access
- \* Barbeque and dining pavilion in the complex
- \* Fully equipped complex gym
- \* Meters to Griffith Shops, Narrabundah college and Manuka Village

EER: 6

Rates: \$582pq approx.

Strata: \$1398pq approx.

Land Tax: \$707pq approx.

Internal Living: 88sqm approx.

Outdoor Living: 9sqm approx.

Side-by-side car spaces: 28sqm approx.

Side-by-side storage cages: 3.4sqm approx.

Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries and satisfy themselves



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in all respects.

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

Property ID	1TPKFMF
Property Type	Apartment
House Size	88 m2
EER	6
Including	Air Conditioning Intercom Balcony Gym Dishwasher Built-in-Robes Secure Parking Liveability

Samuel Thompson 0412 300 774  
Property Consultant | samuel.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551  
20 Bougainville Street, MANUKA ACT 2603  
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



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**LJ Hooker**  
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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