



76/44 Jerrabomberra Avenue, Narrabundah




## Resort-Style Apartment with Pool, Tennis Court & Flexible Loft Living

Positioned within the sought-after Madison complex, this spacious two-level apartment offers an outstanding lifestyle opportunity with resort-style amenities and flexible living spaces. Enjoying a north-east aspect, the home is filled with natural light and has been refreshed with new paint and stylish timber flooring throughout.

The well-appointed kitchen sits at the centre of the home, featuring an induction cooktop, advanced self-cleaning oven and stainless-steel sinks, and connects seamlessly to both the formal living and dining area at the front and a sun-filled informal living space at the rear. Both areas open directly onto generous entertaining balconies, perfect for relaxing or hosting guests.

Upstairs, a large family living area provides excellent versatility and could easily function as a loft-style bedroom, home office, or additional retreat, making the property adaptable to a range of lifestyles.

Accommodation includes two well-sized bedrooms with built-in

3  2  1 

### AUCTION

Sat 20th Jun @ 10:00AM

### VIEW

Sat 20th Jun @ 9:30AM - 10:00AM

### AGENTS

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### AGENCY

LJ Hooker Manuka  
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 **LJ Hooker**

wardrobes, with the master bedroom enjoying a private ensuite with spa bath and balcony access. Large windows throughout enhance the sense of space and natural light.

Residents of the Madison complex enjoy resort-style facilities including a swimming pool, tennis court, gym and beautifully landscaped communal gardens, creating a relaxed lifestyle environment.

Ideally located close to some of Canberra's most sought-after schools including Red Hill Primary School, Telopea Park School and Narrabundah College, this home offers both lifestyle and convenience.

#### Property Features

- Three-bedroom, two-bathroom two-level apartment
- Spacious upper-level third bedroom with flexible use as a retreat or home office
- Freshly painted throughout
- Red mahogany-bamboo timber flooring in living areas
- New carpet in all bedrooms and stairs
- New shower screens
- North-east facing aspect with great natural light
- Two spacious living areas opening to balconies
- Induction cooktop and stainless-steel sinks
- Reverse Cycle heating and cooling
- Master bedroom with ensuite and balcony access
- Ensuite with spa bath and good storage
- Main bathroom with separate toilet
- High ceilings and LED downlights
- Large balconies ideal for entertaining
- Secure garage parking plus visitor parking

#### Complex Amenities

- Outdoor swimming pool
- Tennis court
- Fitness centre / gym
- Landscaped communal gardens

EER: 2.5

Rates: \$756pq (approx.)

Strata: \$1,392.7pq (approx.)

Internal Living: 107sqm (approx.)

Outdoor Living: 12sqm (approx.)

Year Built: 1994

Rental Appraisal: \$600 - \$640 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	1UM0FMF
Property Type	Apartment
House Size	107 m2
EER	2.5
Including	Air Conditioning Pool Tennis Court Built-in-Robes

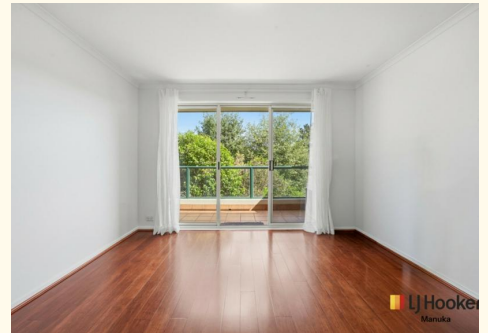
**Samuel Thompson 0412 300 774**

Property Consultant | [samuel.thompson@ljhmanuka.com.au](mailto:samuel.thompson@ljhmanuka.com.au)

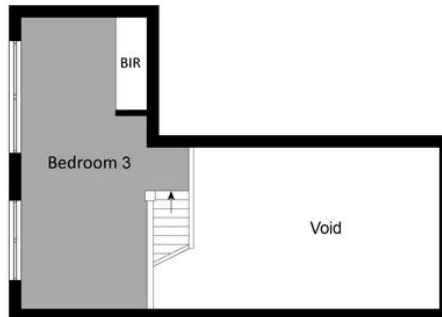
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First Floor



Ground Floor

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.

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