



81/39 McIntyre Street, Narrabundah

2 1 2

## Modern Inner South Living with Stunning Views

Perched on the crest of Jerrabomberra Sports Ground and nestled in the heart of Narrabundah, this beautifully appointed two-bedroom apartment in the highly regarded 'Kiara' complex offers a lifestyle of ease, style, and unbeatable convenience.

From the moment you step inside, you're welcomed by a bright and airy open-plan living and dining area, framed by floor-to-ceiling windows that capture sweeping views across the oval. The space is enhanced by electric blinds and reverse-cycle air conditioning, creating a comfortable and contemporary atmosphere year-round.

The sleek kitchen is the heart of the home, featuring a stone island bench, integrated washing machine, and premium finishes throughout, perfect for everyday living or entertaining in style.

Both bedrooms are well-proportioned with built-in robes and easy access to the modern bathroom, combining functionality with a touch of luxury.

Residents of the Kiara complex enjoy access to first-class amenities, including a fully equipped gym, secure underground parking for two cars, a private storage cage, and a small community garden, all

**FOR SALE**  
\$539,000 - \$559,000

### AGENTS

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### AGENCY

LJ Hooker Manuka  
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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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contributing to the relaxed, community-focused lifestyle the development is known for.

Perfectly positioned just moments from Narrabundah and Griffith shops, local cafés, schools, and the Jerrabomberra sports precinct, this property represents an exceptional opportunity for first home buyers, downsizers, or savvy investors seeking to secure their place in one of Canberra's most desirable Inner South locations.

- Fantastic garden views
- Built-in robes
- Electric blinds
- European laundry
- 2 x Reverse cycle split systems
- Great sized balcony
- Secure underground parking with storage cage
- Gym and community garden

EER: 6.0

Rates: \$585pq (approx.)

Land Tax (for investors): \$711pq (approx.)

Strata: \$1,048.60pq (approx.)

Internal Living: 66sqm (approx.)

Outdoor Living: 9sqm (approx.)

Year Built: 2022

#### 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	1U8GFMF
Property Type	Apartment
House Size	66 m2
EER	6
Including	Air Conditioning Intercom Deck Gym Built-in-Robes Secure Parking

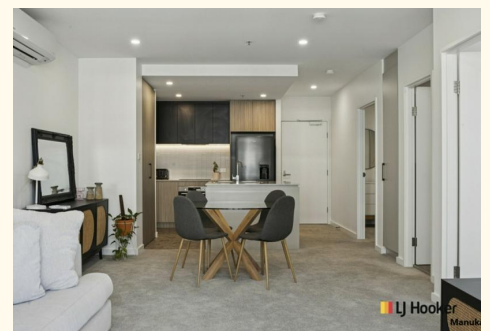
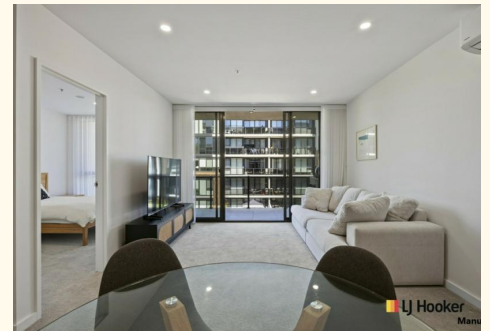
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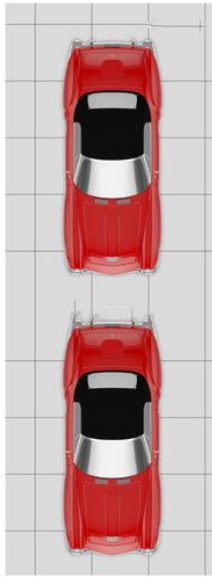
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