






41/42 Jerrabomberra Avenue, Narrabundah

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YOUR GROUND FLOOR GARDEN OASIS IN THE HEART OF NARRABUNDAH

FOR SALE
\$619,000 +

AGENTS

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AGENCY

LJ Hooker Woden | Weston
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Tucked within the ever-popular Banjo Paterson complex, this beautifully renovated ground floor apartment offers something truly special - a home wrapped in greenery, with tranquil front and rear gardens that feel more like your own private oasis than an apartment courtyard.

From the moment you arrive, the lush, established gardens invite you to slow down and breathe. The north-facing front courtyard is bathed in natural light and framed by beautiful plantings, creating the perfect setting for your morning coffee or an afternoon unwind. At the rear, a second private garden retreat provides another peaceful space to relax, entertain or potter among the greenery.

Inside, the home is warm, welcoming and move-in ready. The renovated kitchen is both stylish and practical, offering generous bench space and quality appliances, flowing effortlessly into the light-filled open plan living area. Comfort is assured year-round with reverse cycle heating and cooling in the main living space, ceiling fans in both bedrooms, and an additional electric heater in the main bedroom for cosy winter nights.

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.

 **LJ Hooker**

Accommodation includes two generous bedrooms with built-in robes, both enjoying garden outlooks and wonderful natural light. The renovated bathroom is fresh and modern, complete with integrated laundry facilities.

Car accommodation is provided by a single carport with lock-up storage, plus ample visitor parking within the complex.

Perfectly suited to downsizers seeking ease without compromise, first home buyers wanting a special place to call their own, or anyone chasing a convenient Inner South lifestyle, this home offers comfort, privacy and greenery in equal measure. Positioned just moments from Narrabundah shops and within easy reach of Kingston, Manuka, public transport and excellent schools, the location is as appealing as the home itself.

Features:

- Ground floor apartment with two beautifully established private courtyards
 - Lush front and rear gardens creating a true oasis setting
 - Renovated kitchen with quality appliances and excellent bench space
 - Light-filled open plan living and dining area
 - Reverse cycle heating and cooling in living area
 - Ceiling fans in both bedrooms
 - Electric heater in main bedroom
 - Two generous bedrooms with built-in robes
 - Renovated bathroom with integrated laundry
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- Single carport with lock-up storage
 - Ample visitor parking within the complex
 - Prime Inner South location close to shops, cafes, transport and schools

Living Size: 82m² living + 78m² total courtyards (approx)

Body Corporate: \$1,189.22 p.q (approx)

Rates: \$537 p.q (approx.)

Land Tax: \$731 p.q (approx.)

Construction: 1993

EER: 5 stars

MORE DETAILS

Property ID	JSDH5W
Property Type	House
EER	5

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Franchise Owner, Licensee, Licensed Agent ACT/NSW |
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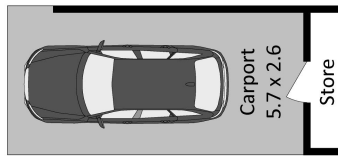
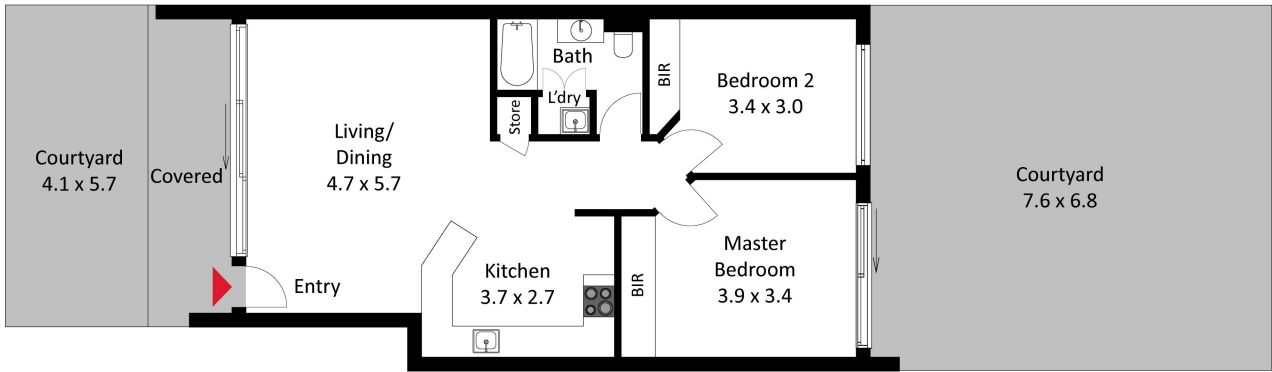
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(Not In Position)

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.