



12B Leahy Close, Narrabundah

Executive Luxury, Family Proportions, Unrivalled Outlooks

Positioned in one of Narrabundah's most desirable boutique developments, this exceptional four-bedroom residence combines executive luxury with family-sized proportions, all enhanced by one of the finest positions within the complex. Occupying a coveted end position with only one adjoining wall, the home enjoys an abundance of natural light, exceptional privacy and uninterrupted outlooks that few others can offer.

Designed to embrace its elevated setting, the home captures sweeping mountain views from the front entertaining patio and balcony, while enjoying beautiful Red Hill vistas from the rear - a rare combination that creates an ever-changing backdrop from sunrise to sunset.

Inside, high ceilings, engineered timber flooring and quality finishes create an immediate sense of sophistication. The expansive open plan living and dining area is bathed in northeasterly natural light and extends effortlessly through large sliding doors to the elevated front patio, creating a seamless indoor-outdoor space perfect for entertaining or simply unwinding while taking in the spectacular outlook.

4 3 2

FOR SALE

\$1,549,000+

VIEW

Sat 26th Sep @ 9:45AM - 10:15AM

AGENTS

Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
0422415008
emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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.



At the heart of the home, the designer kitchen has been thoughtfully appointed to impress. A substantial stone island bench anchors the space, complemented by a gas cooktop, side-by-side wall ovens, integrated microwave, dishwasher, generous pantry storage and sleek contemporary cabinetry, delivering both style and exceptional functionality.

The versatile floorplan offers four generous bedrooms, including a privately positioned guest suite on the ground floor complete with built-in robe and ensuite - ideal for visitors, multigenerational living or those seeking single-level convenience.

Upstairs, a second living area provides welcome separation for growing families, while the master suite enjoys its own private balcony with the same sweeping views, beautiful mountain views and a stylish ensuite. Two further bedrooms with built-in robes are serviced by a spacious family bathroom, creating comfortable accommodation for every stage of family life.

Practicality has not been overlooked, with an oversized European laundry, extensive storage, ducted reverse cycle heating and cooling, double glazing throughout and an oversized double garage with internal access completing the home.

Perfectly positioned in Canberra's coveted Inner South, you'll enjoy easy access to Manuka Village, Kingston Foreshore, Fyshwick Markets, the Parliamentary Triangle and the CBD. Excellent local cafés, parks and walking trails are nearby, while premier educational institutions including Narrabundah College, Red Hill Primary, Canberra Grammar School, Telopea Park School, St Clare's College, and St Edmund's College - are right on your doorstep.

Offering premium finishes, exceptional proportions and one of the development's most desirable positions, this is an outstanding opportunity to secure a home that truly stands apart.

Features:

- Brand new, never occupied, executive townhouse
 - Premium end position with only one adjoining wall
 - Dual-aspect views: Sweeping mountain vistas to the front, Red Hill views to the rear
 - Four spacious bedrooms, including a segregated ground floor guest suite or second master
 - Three beautifully appointed bathrooms
 - Upstairs dedicated second living area/family retreat, providing a quiet space for relaxation or study
 - Designer kitchen with oversized stone island bench, gas cooktop, side-by-side wall ovens and integrated microwave, dishwasher and generous pantry storage
 - Spacious open plan living and dining
 - Elevated front patio ideal for entertaining
 - Oversized European laundry
 - Extensive storage including under-stair
 - Double glazing throughout for superior thermal efficiency and acoustics
 - Ducted, zoned reverse cycle heating and cooling
 - Engineered timber flooring and quality finishes
 - Oversized double garage with internal access
 - Boutique development in the heart of Narrabundah
 - Minutes to Manuka, Kingston Foreshore, Fyshwick, the Parliamentary Triangle and Canberra CBD
-
- Living size: 202m² + 63m² courtyard

- Rates: \$620 p.q (approx.)
- Land tax: \$987 p.q (approx.)
- Body corporate: \$1,086.40 p.q (approx.)
- Construction: 2026
- EER: 6 stars

MORE DETAILS

Property ID	K8UH5W
Property Type	Townhouse
EER	6

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

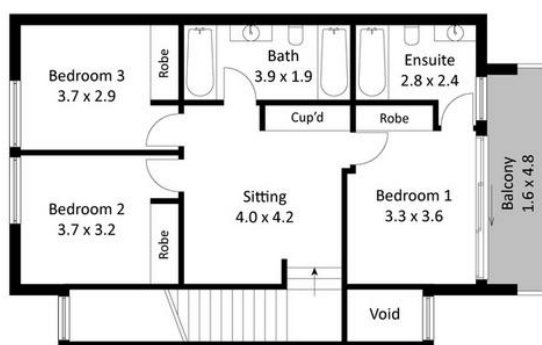
Emma Irwin 0422415008

Sales Consultant to Jane Macken |
emma.irwin@ljhwodenweston.com.au

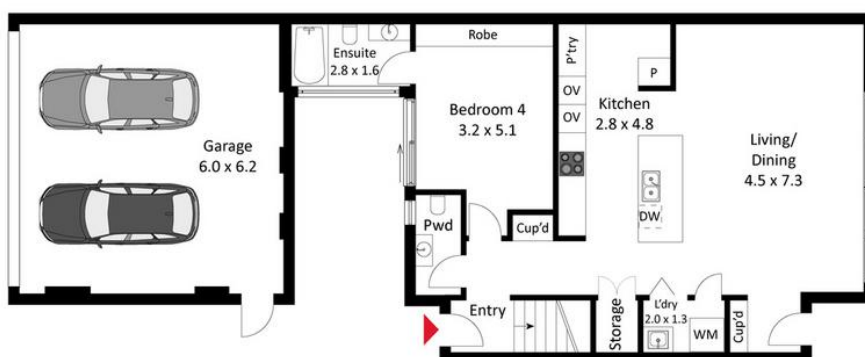
LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au





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.

12B Leahy Close, Narrabundah