



Narrabundah, 18/25 Jerrabomberra Avenue

A Hidden Gem in a Prime Location

Auction Location: On site

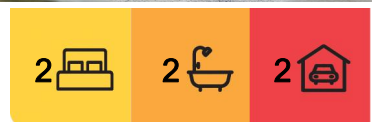
This stunning two-bedroom, two-level townhouse in a highly sought-after complex is not to be missed. Set on a peaceful, tree-lined street, this home offers modern upgrades, privacy, and convenience.

As you step inside, you'll be greeted by a sun-drenched, open-plan living and dining area, enhanced by the north-westerly- aspect. The spacious living area flows seamlessly onto a generous balcony, an ideal spot to relax and enjoy the sun with leafy outlooks and tranquil treetop views.

The stylish kitchen boasts sleek, modern finishes and premium Miele appliances, including an induction cooktop and electric oven, with ample storage space-perfect for home cooks



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

Auction: Thursday 14th November, on site at 12:30

View

ljhooker.com.au/1TRDFMF

Contact

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EER ★★★★★★

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and entertainers alike. Recent updates, such as new power points, downlights, light switches, and a bespoke new laundry space fit-out, enhance the home's fresh, contemporary feel.

The master bedroom is a retreat, offering plenty of space for a study nook or lounging area, along with his and hers built-in robes, an ensuite, and direct access to the balcony. The second bedroom is also generously sized, with built-in robes. The main bathroom includes a bathtub, while the ensuite has been refreshed with a new vanity. Both bathrooms feature new heaters and modern fittings for added comfort and practicality.

In addition to internal storage, you'll appreciate the convenience of a double lock-up garage with internal access. Crimsafe security doors, new skylights, and ceiling fans throughout ensure comfort and peace of mind all year round.

Residents will enjoy access to the complex's well-maintained amenities, including a private swimming pool and communal barbecue area-perfect for entertaining family and friends. Located close to Narrabundah College, local shops, public transport, and some of Canberra's best dining options, this townhouse offers a fantastic lifestyle opportunity.

Features :

- *Two bedrooms, two bathrooms, and a double lock-up garage with internal access
- * Open-plan living and dining area with a north-westerly- aspect
- *Stylish kitchen featuring premium Miele appliances (induction cooktop, electric oven) and ample storage space
- *Recent upgrades include new power points, downlights, light switches, window coverings, and a skylight.
- *Oversized master bedroom with his and hers built-in robes, ensuite, and direct access to the balcony
- *Main bathroom with a full-sized bathtub, new heater, and modern fittings
- *Ensuite bathroom with a new vanity, new heater, and updated fixtures
- *New bespoke laundry fit-out
- * Crimsafe security doors, and ceiling fans in bedrooms and living area
- *Access to complex amenities, including a swimming pool and communal barbecue area

EER: 5

Living Size: 104m² (approx.)

Balcony Size: 13m² (approx.)

Total Size: 117m² (approx.)

Rates: \$747 p.q (approx.)

Body Corporate: \$1,485 p.q (approx.)

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.



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More About this Property

Property ID	1TRDFMF
Property Type	Townhouse
House Size	104 m ²
EER	5
Including	Air Conditioning Evaporative Cooling Balcony Dishwasher Built-in-Robes Remote Garage

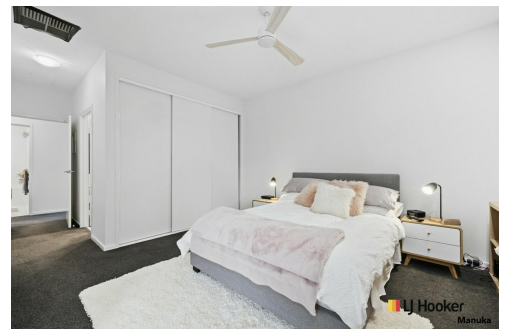
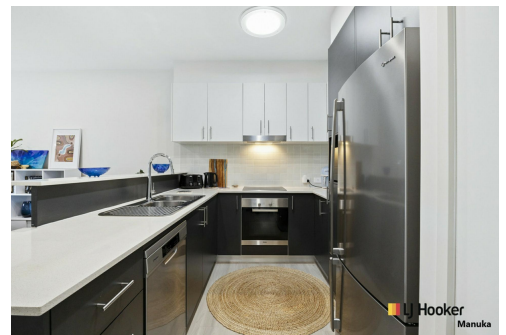
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