




37/42 Jerrabomberra Avenue, Narrabundah

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A Rare Garden Apartment with Dual Courtyards & Space to Breathe

FOR SALE

\$619,000 +

VIEW

Sat 20th Jun @ 12:30PM - 1:00PM

AGENTS

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AGENCY

LJ Hooker Woden | Weston

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Nestled within the leafy and tightly held Banjo Paterson complex, this charming ground floor apartment offers the perfect combination of privacy, established gardens and everyday convenience in one of the Inner South's most enduringly popular locations. Framed by lush front and rear garden spaces, it delivers a peaceful retreat with outdoor living, so rarely found in apartment living.

Entering the home through the beautifully established front courtyard, you're welcomed by colourful florals, a covered paved entertaining area and the opportunity to add your own collection of potted plants, creating a warm and inviting entrance that feels more like a townhouse than an apartment.

Bathed in north-westerly natural light, the inviting interior features open plan living and dining alongside a spacious and well-maintained kitchen with quality appliances and generous bench space. An electric wall heater ensures comfort in the cooler months.

Both bedrooms are well-sized and include built-in robes and tranquil garden outlooks. The bathroom has been exceptionally maintained,

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 **LJ Hooker**

featuring a practical bath/shower combination and integrated laundry facilities. A sliding door from the main bedroom opens directly onto the private rear courtyard, thoughtfully positioned away from surrounding traffic and offering a peaceful outdoor retreat. With paved entertaining areas, low-maintenance gardens and plenty of space for pets to enjoy, it's the perfect extension of the home.

A single carport with lock-up storage is located right outside your front door, and ample visitor parking adds everyday practicality and convenience for visiting guests. The tightly held, central location places you moments from Narrabundah shops, Kingston, Manuka, public transport and excellent local schools. The complex itself has a strong sense of community, neighbours become friends and you can have your own garden plot in which to grow your own fruits and vegetables within the beautifully maintained communal gardens.

Currently tenanted on a fixed term lease until December 2026, this is an outstanding opportunity for live-in downsize investors seeking a quality property in a consistently popular location, or to first home buyers (eligible for the grant) both receiving stress-free income until December. This appeals to a buyer wanting to secure this fantastic opportunity and enjoy the benefits of the investment prior to moving in.

Features:

- Ground floor apartment in popular complex
- Private front and rear courtyards with beautifully established gardens
- Spacious kitchen with quality appliances and excellent bench space
- Light-filled open plan living and dining area
- Electric wall heater in living space
- Two generous bedrooms with built-in robes
- Bathroom with bath/shower combination
- Integrated laundry facilities
- Single carport with lock-up storage
- Ample visitor parking within the complex
- Allocated vegetable garden plot in communal area
- Fixed term tenancy in place until December 2026
- Excellent Inner South location close to shops, cafes and transport

Living size: 82m2 internal living + 71m2 total courtyards (approx.)

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

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

Body Corporate: \$1,278.50 p.q (approx.)

Construction: 1993

EER: 4.5 stars



MORE DETAILS

Property ID JYUH5W
Property Type Townhouse
EER 4.5

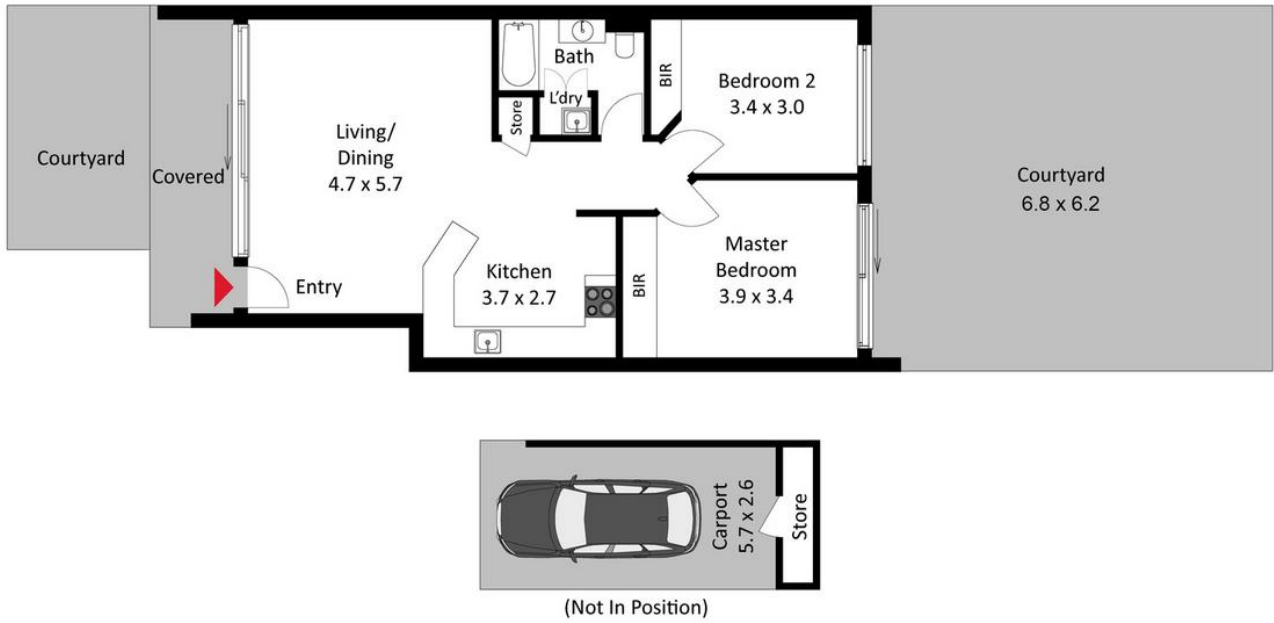
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.