

59/44 Jerrabomberra Avenue, Narrabundah

A Rare Courtyard Apartment with Golf Course Views

Tucked away within the ever-popular Madison complex, this beautifully renovated two-bedroom apartment offers something rarely found in apartment living —exceptional outdoor space, leafy golf course views and a floorplan that feels more like a townhouse than a unit.

Stepping inside, the home immediately feels bright and inviting. Floor-to-ceiling windows flood the open-plan living area with natural light, while the clever flow-through design allows fresh breezes to move effortlessly through the home. The renovated kitchen sits at the heart of the apartment, connecting seamlessly with the living and dining spaces, making everyday living and entertaining easy.

Both bedrooms are generously sized with built-in wardrobes, while the main bedroom enjoys the privacy of its own renovated ensuite. The main bathroom has also been tastefully updated and incorporates a practical European-style laundry. New carpet, LED lighting and reverse cycle heating and cooling throughout complete a home that is ready to move straight into.

What truly sets this property apart are the two oversized courtyards.

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FOR SALE
Please Call

AGENTS
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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

The front courtyard enjoys uninterrupted views across the Capital Golf Course, creating a peaceful place to relax. At the rear, a second private courtyard provides even more outdoor space, complete with a garden shed and plenty of room for entertaining.

Adding to the appeal are two allocated car spaces, including one secure basement space, along with access to Madison's excellent resident facilities, including a swimming pool, gym and tennis court. All this is just moments from Narrabundah's local shops, Manuka, Kingston and some of Canberra's best cafés, restaurants and walking trails.

Features:
- bedroom, two-bathroom apartment in the sought-after Madison complex
- Renovated kitchen with electric oven
- Renovated main bathroom and ensuite
- Spacious master bedroom with built-in wardrobe and private ensuite
- Generous second bedroom with built-in wardrobe
- Open-plan living and dining area
- Floor-to-ceiling windows allowing an abundance of natural light
- Flow-through design providing excellent cross ventilation
- Reverse cycle heating and cooling
- New carpet throughout
- LED lighting throughout
- Main bathroom with integrated laundry
- Front courtyard with views across the Capital Golf Course
- Private rear courtyard with garden shed
- South-facing aspect
- Two allocated car spaces, including one secure basement space and one open-air space
- Access to the Madison complex swimming pool, gym and tennis court

Location Highlights:
" Walking distance to Narrabundah College
" Moments from Narrabundah Shops, cafés and local conveniences
" Minutes to Manuka Village's boutique shopping, cafés and restaurants
- Close to the Kingston Foreshore's waterfront dining and entertainment precinct
- Easy access to Fyshwick Fresh Food Markets
- Conveniently located near the Parliamentary Triangle
- Approximately 10 minutes to Canberra CBD
- Close to public transport and major arterial roads
- Surrounded by walking and cycling trails, parks and green open spaces
- Easy access to Canberra Airport for interstate travel

EER: 6
Rates: $643pq (approx.)
Land Tax (for investors): $682pq (approx.)
Strata: $1,277pq (approx.)
Internal Living: 87sqm (approx.)
Outdoor Living: 83sqm (approx.)
UV: $171,990 (2026)
Year Built: 1994
Rental Appraisal: $650 - $750pw

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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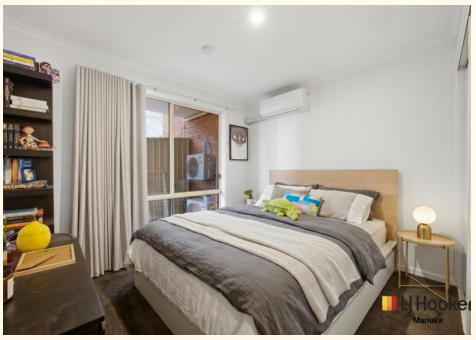
MORE DETAILS

Property ID	1UVCFMF
Property Type	Unit
House Size	170 m2
EER	6
Including	Air Conditioning Dishwasher Built-in-Robes

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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.

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