

# 1/45 Leahy Close, Narrabundah, ACT 2604



## Sold House

Saturday, 16 September 2023

1/45 Leahy Close, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 123 m2

Type: House



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## Contact agent

Imagine a comfortable, relaxed lifestyle in an established location. Nestled on the 3rd hole of a picturesque golf course, this remarkable 3-bedroom townhouse is a dream come true for those seeking comfort living with a touch of tranquility. This tri-level townhouse offers a lifestyle that is both elegant and comfortable. The renovated kitchen features stone benchtops, high-end European appliances, and an abundance of storage space. The light-filled lounge room invites you to unwind while soaking in the mesmerizing views of the golf course. The main bedroom with an updated ensuite and double built-in robes for your convenience. Bedroom 3 on the first floor is serviced by the updated main bathroom, while bedroom 2 on the ground floor comes with built-in robes. A central living area, ideal for a home office or entertaining guests, allows flexibility for how you could use this space. Enjoy the year-round comfort provided by the split reverse cycle heating and cooling. Remote control panel lift double garage and storage room means you'll have ample space for your belongings. Plus, enjoy the complex amenities, including a pool and BBQ area, makes it easy to relax and socialise. The immaculately maintained complex gardens create a serene atmosphere, and you'll love the convenience of being close to Red Hill shops for all your shopping needs. Contact us today to arrange a viewing.

**The Perks:**

- Enjoy breathtaking golf course views from the 3rd hole
- Luxurious 3-bedroom tri-level townhouse
- Chef's dream kitchen with stone benchtops, European appliances, and ample storage
- Sun-drenched lounge offers panoramic golf course vistas
- Unwind on the sunny balcony and courtyard, perfect for leisure and golf-watching
- Master suite boasts an updated ensuite and double built-in robes
- Bedroom 3, serviced by a modern main bathroom, awaits on the first floor
- Bedroom 2 on the ground floor features convenient built-in robes
- Updated powder room and laundry add practicality
- Versatile central living space, ideal for a home office
- Experience year-round comfort with split reverse cycle heating/cooling
- Secure your belongings in the remote-controlled double garage with storage
- Dive into the inviting pool, sizzle up a BBQ feast, or stroll the immaculate complex gardens
- Conveniently close to Red Hill shops, offering a vibrant lifestyle in a picturesque setting

**The Numbers:**

- Built: 1996
- Living: 123m<sup>2</sup> approx.
- Balcony: 18m<sup>2</sup> approx.
- Total: 141m<sup>2</sup> approx.
- Rates: \$612pq
- Body Corp: \$1464pq
- EER: 5 stars