

**10/49 Leahy Close, Narrabundah, ACT 2604**

**PURNELL**  
SINCE 1987

**Sold Townhouse**

Saturday, 23 September 2023

10/49 Leahy Close, Narrabundah, ACT 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$775,000**

Located in the beautifully built "Montrose" development & originally built by award winning 'Madison' constructions, this 130m<sup>2</sup> three-bedroom townhouse offers fantastic spacious living spread over 4 levels. Situated at the top of the desirable suburb of Narrabundah you are afforded the convenience of Inner-South living with its fantastic position you can enjoy quick access to several key areas of Canberra including being only a short drive to the bustling lifestyle precinct that is Kingston, being closely situated to Fyshwick & the airport whilst also only being a short drive into the city centre. This location is also in the catchment area for great local schools such as Telopea Park School, Narrabundah College and Red Hill Primary. Stepping inside this townhouse offers versatile living options with three light filled and separated bedrooms that all have built-in robes. The main bedroom features generous proportions, large built ins & has access to a renovated ensuite that has a large spa bath and sky light. The well-appointed kitchen features stone benchtops, gas cooktop, dishwasher & a spacious pantry. Thanks to its open plan design the kitchen connects straight onto the family area, which due to the double glass doors leading out to the balcony and its North Eastern aspect receives a good dose of natural light. In addition, the well-maintained communal gardens below lend a sense of privacy and natural tranquillity to the balcony's outlook. Above the kitchen and family area, you'll find the living and separate dining space, offering various living options across two levels. From the upper-level living area, step out onto an elevated balcony with pleasing views of the city and distant hills. Features: - 130m<sup>2</sup> of living - Located on the golf course - Gas heating - Gas cooktop - Stone benchtops - Sky lights in both bathrooms - Spa bath in ensuite - First floor powder room - Spacious built-in robes in main bedroom  
Figure Summary (all approx.): - Body corporate: \$1350 p.q. - Water and sewage: \$185 p.q. - General rates: \$580 p.q. - 122m<sup>2</sup> internally + 8m<sup>2</sup> externally