

# 12/51 Leahy Close, Narrabundah, ACT 2604



## Apartment For Sale

Saturday, 4 May 2024

12/51 Leahy Close, Narrabundah, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 86 m2**

**Type: Apartment**



Bree Currall  
0262959911



Chloe Lindbeck  
0262959911

**\$580,000 - \$630,000**

Presenting a stunning two-bedroom ensuite apartment in the coveted "LINKS" development, perfectly positioned with golf course frontage and views out to the mountain ranges. An elevated position with ground floor access, the expansive open floorplan bathes in sunlight thanks to its north-east orientation, providing an exceptional living experience. With breathtaking sunsets that capture the magnificent outlook, this residence boasts an unparalleled position promising an extraordinary lifestyle. The spacious open plan living and dining area with new American Hickory timber floating floors throughout lead out to a sensationally large terrace balcony sprawling across a generous 30sqm with 180 degree view of the mountain ranges. The living area is designed to soak in as much of the fantastic view as possible with floor to ceiling windows, the ease of flow between indoor and outdoor make this apartment the ideal sanctuary and entertainer's dream. The well-appointed kitchen, equipped with modern conveniences including a dishwasher, electric cooking facilities, ample storage, and generous counter space, ensures effortless meal preparation and hosting. The main bedroom is spacious in size and features a good sized walk in robe and ensuite bathroom. The second bedroom features a built in robe and is serviced by a large combined bathroom and laundry. Both bedrooms have lush new carpets and sleek modern shutters on the windows. Year-round comfort is guaranteed with reverse cycle heating and cooling, while a single allocated car space and separate storage provide practicality and convenience. Situated in a highly sought-after locale, this residence offers easy access to Red Hill, Griffith, Manuka, and Narrabundah shopping precincts, as well as being a short drive from Fyshwick markets, Kingston, and Kingston Foreshore. Families will appreciate the proximity to esteemed educational institutions such as Canberra Grammar, St Claire's, St Edmonds, St Bede's, St Benedict's, Narrabundah College, Red Hill Primary, and Telopea Park School.\* Spectacular two-bedroom ensuite apartment in sought-after "LINKS" development\* 180 degree views over the golf course and toward mountain ranges\* Expansive open floorplan with north-east orientation \* Sensational 30sqm terrace balcony \* Well-appointed kitchen with modern conveniences and ample storage\* Spaciously sized main bedroom with walk-in robe and ensuite bathroom\* Second bedroom features built-in robe and access to large combined bathroom and laundry\* New carpet through out bedrooms \* Reverse cycle heating and cooling\* Single allocated car space and separate storage for convenience\* Easy access to Red Hill, Griffith, Manuka, and Narrabundah shopping precincts\* Close proximity to renowned educational institutions\* Ideal as an entry-level home or investment opportunityStrata: \$1,274pq (approx.)Council Rates: \$578pq (approx.)Land Tax: \$748pq (approx.)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.