

**13/39 Jerrabomberra Avenue, Narrabundah, ACT  
2604**



**Unit For Sale**

Saturday, 10 February 2024

13/39 Jerrabomberra Avenue, Narrabundah, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



David Stokes  
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**\$499,000 +**

Occupying a top-floor position, with a north-west facing living space and balcony, a quality apartment in a distinguished location. Designed to maximise living area, light and practicality, the apartment benefits from a smart layout, creating distinct spaces for a multitude of uses. The large living area opens onto a balcony overlooking the common gardens, an ideal space to relax. Also featuring two good-size bedrooms with built-ins, two bathrooms, European laundry and secure parking for two cars plus storage space. Enjoy the convenience of Narrabundah, with ease of access to Manuka Village, Kingston, Fyshwick and transport links into Canberra's CBD. This is a super opportunity for the first home buyer, professional couple or astute investor.

Features:- Top-floor apartment in 'Crestwood'.- Split system heating and cooling in lounge room.- Large open-plan living area, flowing onto balcony.- Kitchen with electric cooking and stone bench tops.- Main bedroom with built-ins and ensuite.- Second bedroom serviced by an additional bathroom.- European laundry.- Secure parking for two cars.- Storage cage.

Outgoings:General Rates: \$583.15 per quarter.Strata Levies: \$1,049 per quarter.Land Tax (if rented): \$733.41 per quarter.

Property Details:Living Size: 75sqmEER: 6.0Estimate of Rental Return: \$600 - \$630 per week.

Note: Figures are approximate.