

# 14/41 Leahy Close, Narrabundah, ACT 2604

## Apartment For Sale

Monday, 30 October 2023

**independent**  
PROPERTY GROUP

14/41 Leahy Close, Narrabundah, ACT 2604

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 77 m2**

**Type: Apartment**



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## Awaiting Price Guide

New to the market is this spacious 2 bedroom apartment located in a small boutique development (Oakmont Ridge) with stunning views over the golf course & Inner South. From the moment you step inside, the well-designed open plan design provides a generous living space & includes 2 spacious bedrooms, both with built-in wardrobes. The well appointed and full size kitchen offers loads of bench space, ample storage and overlooks the living area. This leads out to a full-width balcony boasting lots of natural light thanks to its sunny north/east aspect. This is an ideal spot to start the day with a cup of coffee as the sun rises. Situated in close proximity to Red Hill Shops, nature reserves, Narrabundah golf course and within an easy drive to Kingston Foreshore and Parliamentary Triangle. Enjoy the convenience of shopping and natural beauty right at your doorstep. There is undercover parking and ample off-street parking for visitors. There are only 22 apartments & 10 townhouses in "Oakmont Ridge" which would suit live in buyers or investors, looking for a great location & value. The property is in original condition & there are some building rectifications that the strata are working through, however it represents great value in the current market. Features:• Top floor position with full-width balcony• Sunny north/east aspect with stunning views.• Functional floor plan with no wasted space.• Full-size kitchen - great for entertaining.• Small boutique development with only 32 apartments/townhouses• Undercover parking & extra visitor parking• Highly sought-after Inner South location Essentials:• Living size: 77m<sup>2</sup>• Balcony size: 10m<sup>2</sup>• Total combined area: 87m<sup>2</sup>• Rates: \$2,399 p.a approx.• Levies: \$15,194 p.a approx.• Land tax: \$3,084 p.a approx. (investors only)• Age: 28 years - Built 1995• Expected Rental return: \$510 - \$540 per week