

**152/39 McIntyre Street, Narrabundah, ACT 2604**



**Townhouse For Sale**

Saturday, 2 March 2024

152/39 McIntyre Street, Narrabundah, ACT 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 144 m2**

**Type: Townhouse**



Bree Currall  
0262959911



Chloe Lindbeck  
0262959911

## AUCTION

Step into the refined elegance of this near-new 3-bedroom townhouse situated in the highly coveted 'Kiara' complex. This residence expertly combines style, functionality, and tranquillity. Tucked away from the street, revel in the serenity of your private haven adorned with a meticulously landscaped courtyard. The keyless entrance, unveils a grandeur of soaring double-height ceilings, engineered oak flooring, and a tastefully appointed open-plan living area that radiates warmth and invitation. Quality S-fold privacy curtains and motorized, programmable blinds add a touch of sophistication to the ambiance. The chef's dream kitchen boasts stone benchtops, a plumbed fridge, a new dishwasher, and a 900mm induction cooktop. Abundant storage solutions seamlessly integrate into the home, ensuring practicality without compromising on style. The ground floor hosts a convenient powder room, an upgraded laundry, loads of storage, and direct access to your double garage, equipped with remote access and surfaced flooring. Embracing energy efficiency, the property features solar panels and a Tesla battery, promising minimal electricity bills. Your master suite awaits on the upper level, serving as your sanctuary with designer wallpaper, feature lighting, a walk-in robe, ensuite, and a balcony offering a leafy and private outlook. A loft secondary living area seamlessly connects to the main bathroom and bedrooms, providing additional space and flexibility. Proudly located on the fringe of the Parliamentary Triangle and within a desirable school catchment area, this townhouse offers effortless access to the best of the inner south – from Kingston Foreshore and Fyshwick Markets to Lake Burley Griffin and Manuka. Immerse yourself in a lifestyle of comfort, convenience, and sophistication. Make this meticulously crafted townhouse your new home. \* 3-bedroom, 2 bathroom plus powder room townhouse in the sought-after 'Kiara' complex\* Private and tranquil setting away from the street\* Meticulously landscaped courtyard for relaxation\* Keyless entry, 2.7m high ceilings and engineered oak flooring\* Plantation shutters, quality S-fold privacy curtains and motorized blinds\* Chef's dream kitchen featuring stone benchtops, plumbed fridge, dishwasher, and a 900mm induction cooktop\* Abundant storage seamlessly integrated throughout the home\* Direct access to a double garage with remote entry and surfaced flooring\* Energy-efficient with solar panels and a Tesla battery for minimal electricity bills\* Master suite sanctuary with designer wallpaper, feature lighting, walk-in robe, ensuite, and balcony\* Loft secondary living area connecting to the main bathroom and bedrooms, providing flexibility

Strata: \$1,464pq  
(approx.)Rates: \$2,727pa (approx.)Land Tax: \$3,370pa (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.