

**16/25 Jerrabomberra Avenue, Narrabundah, ACT
2604**



Townhouse For Sale

Friday, 10 May 2024

16/25 Jerrabomberra Avenue, Narrabundah, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 91 m2

Type: Townhouse



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AUCTION

Magnolia Mews stands out for its superior construction quality and innovative design, setting a new standard for comfortable and convenient town living, in what is always a super popular location. Upon entering through the secured staircase, you'll immediately notice the abundance of natural light and the open spacious feel. Being on the upper level at the very back of the complex, enjoy privacy and treetop views. The living area is generous and, leads onto a private north facing balcony. A built in entertainment unit makes for convenient furniture placement, whilst industrial pendant lights add interest. Crisp white, freshly painted walls and timber floating floors make for a clean neutral palette. The master bedroom offers ample space, accommodating a study nook or a cozy lounge area where you can enjoy the sunlight streaming in through the balcony doors. The second bedroom comfortably fits a double bed and features built-in robes for storage convenience. Internal access leads to your private lockup tandem garage, providing additional storage space for larger items, all with the ease of a remote-controlled door. The complex amenities include a private swimming pool and communal barbecue area, perfect for entertaining during warm summer evenings. With a high proportion of owner occupiers, Magnolia Mews fosters a sense of community and pride of ownership among residents. Located close to shops, schools, transport, and Canberra's finest dining establishments, this property offers the epitome of city living. * Excellent north facing top floor apartment * Sensational oversized lock up garage* Two generous freshly schemed bathrooms* Across the road from Narrabundah College* Rates \$2,727pa (approx), BC \$1,389pq (approx), Land Tax \$3,496pa (approx)* 91 sqm internal living space + 13sqm balcony* EER - 6.0 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.