

16/41 Leahy Close, Narrabundah, ACT 2604

Unit For Sale

Monday, 11 December 2023

16/41 Leahy Close, Narrabundah, ACT 2604

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 77 m2

Type: Unit



Tyran Murphy
0428036790

\$250,000+

Please note this complex has building and structural defects. For further information, body corporate documents and sales contracts are available upon request. As a result of the building defects, the owner is offering the apartment at a discounted price point compared to other 2 bedroom listings in Narrabundah. The unit itself offers a functional floor plan. Towards the back of the unit, you have the 2 side-by-side bedrooms, both with built-in robes. The kitchen itself includes plenty of storage and bench space. The apartment then opens to the large living area and the outdoor balcony. From the balcony, you get to enjoy views of the mountain ranges in the distance. Narrabundah is one of Canberra's most sought-after suburbs for a range of reasons. Living here, you will be close to several town centers including Woden Westfield, Fyshwick Industrial Estate, and the Canberra Civic Centre across the bridge. You also have the benefits of enjoying the outdoors, with the Kingston Foreshore and Lake Burley Griffin down the road, and the heights and views at the top of Red Hill. Narrabundah is also within some of Canberra's best school zones including Telopea Park School, Red Hill Primary, and the popular Narrabundah College. Features: - 2 bedrooms, both with split systems AC units - Updated laminate flooring and painting - Dishwasher and wall mounted dryer - Balcony with views - Single car space - European Laundry - 3 x split system AC units throughout the apartment Figures: EER: 6.0 stars Living Area: 77m² Balcony area: 10m² Land tax: \$755pq approx Rates: \$598pq approx Body Corp: \$3,798pq approx Strata Manager: LJ Hooker Strata 1800 383 333