

# 17/27 Leahy Close, Narrabundah, ACT 2604

**PURNELL**  
SINCE 1987

## Apartment For Sale

Tuesday, 19 December 2023

17/27 Leahy Close, Narrabundah, ACT 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$699,000+**

Discover your next sanctuary in this expansive three-bedroom unit, located in the coveted Lorient complex. Each generously proportioned bedroom comes complete with built-ins, ensuring ample storage for all your needs. Situated in the peaceful Leahy Close, this property offers the best of both worlds - a tranquil residential setting with easy access to the vibrant amenities of Narrabundah and nearby areas. Within walking distance, you'll find parks, schools, and local shops. The nearby public transport options and major roadways provide seamless connectivity to the wider Canberra region. Residing here puts you in close proximity to multiple town centres, including Woden Westfield, Fyshwick Industrial Estate, and the Canberra Civic Centre just across the bridge. Narrabundah is also situated within some of Canberra's most esteemed school districts, including Telopea Park School, St Bede's Primary, Red Hill Primary, and the popular Narrabundah College. Stepping inside you are immediately met by a nice meals area that is home to a stunning renovated kitchen. This makes for a great space for informal dining whilst separately there is a large formal dining and living room that opens perfectly onto the large entertaining terrace that is flooded with morning sun, making it great place for a morning coffee or afternoon wine. Experience the epitome of luxury in the master suite. Not only does it boast a contemporary ensuite, but it also offers direct access to an expansive, east-facing, tiled terrace where captivating views await. Dive into the perfect blend of space, sophistication, and functionality at 17/27 Leahy Close, Narrabundah. Don't miss the opportunity to make this gem your home. Summary: • 3 bedrooms, all with built-in wardrobes • Renovated kitchen with plenty of cupboard space • Large open plan living area flowing to large private balcony • Secure undercover parking • Short distance to Canberra Public Golf Course, Red Hill Primary, Narrabundah College, Red Hill Shops & Manuka Shops Figure summary (all approx.): • Built: 1994 • Living: 96m<sup>2</sup> • Balcony: 32m<sup>2</sup> • General rates: \$446 p.q • Water rates: \$185 p.q • Body Corporate: \$2,520 p.q • Land tax (if let): \$875 p.q