

**17/44 Jerrabomberra Avenue, Narrabundah, ACT
2604**



Sold Apartment

Saturday, 30 September 2023

17/44 Jerrabomberra Avenue, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 107 m2

Type: Apartment



Bree Currall
0262959911



Chloe Lindbeck
0262959911

\$755,000

Nestled along the scenic fringes of the Capital Golf Course, discover this immaculately presented unit, with 3 bedrooms, 2 bathrooms, and a host of delightful features this home offers an enviable lifestyle. Step inside and be greeted by the spacious living quarters, complete with two distinct areas for dining and entertaining. Northern light streams through the main living space creating a wonderful sun drenched space perfect for entertaining or relaxing. Connecting seamlessly with the great outdoors, this apartment boasts two generous balconies, one of which overlooks the golf course. The kitchen is well equipped with plenty of bench space, new DeLonghi electric cook top and Bosch oven and dishwasher as well as excellent storage options. The master bedroom affords breathtaking views of the course and comes with ample space, dual wardrobes and well sized ensuite. Meanwhile, the second bedroom, also fitted with wardrobes, is conveniently positioned adjacent to the main bathroom, which incorporates a practical laundry space. The third bedroom space is located on the second level and is more similar to a loft style of room, fitted with built in wardrobes there is also ample space for additional lounge space, home office or even a reading retreat. Residents here can relish in resort-style amenities, including a swimming pool, BBQ area, gym, and tennis court, all within the complex. What's more, this is a pet-friendly community. Your new home even includes two parking spaces, one allocated and one in the basement. This exceptional location places you just a short stroll from Narrabundah shops and mere minutes away from Manuka, Kingston, and The Foreshore. Only minutes walk to Narrabundah College and in the catchment zones for St Benedict's and Red Hill Primary, Canberra Grammar, St Edmund's and St Clare's Colleges. Don't miss your chance to make this stylish and conveniently located apartment your own. * 3 bedrooms and 2 bathrooms* 2 designated parking spaces* Separate lounge and living areas* North facing living* Well-appointed bedrooms with built-in wardrobes* Spacious kitchen with electric cooktop, oven, and dishwasher* European laundry seamlessly integrated into the bathroom* Ensuite bathroom with spa* Two generous balconies* Reverse cycle heating and cooling* Access to resort-style amenities, including an outdoor pool, gym, and tennis court* Multiple communal outdoor entertainment areas* Ample visitor parking* Internal size: 107sqm* Front Balcony size: 10sqm* Rear Balcony size: 10sqm Strata: \$965pq (approx.) Council Rates: \$623 (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.