

# 18/49 Leahy Close, Narrabundah, ACT 2604



## Townhouse For Sale

Thursday, 7 March 2024

18/49 Leahy Close, Narrabundah, ACT 2604

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Samuel Thompson  
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**\$780,000**

Welcome to 18/49 Leahy Close, Narrabundah! This spacious three-bedroom townhouse, located in the sought-after 'Montrose' complex, adjacent to the Capital Golf Course, offers the perfect blend of peaceful surroundings and Inner South convenience. Upon entering this lovely home, you'll immediately feel a sense of warmth and comfort. The generous formal and informal living areas provide ample space for the whole family to relax and entertain. The stylish kitchen boasts stone benchtops, quality appliances, and plenty of storage, making meal preparation a breeze. The adjacent dining area is centrally located, perfect for gatherings and family meals. The formal lounge room is flooded with natural light and offers access to the upper balcony, where you can enjoy a peaceful retreat with leafy views and extensive views over the golf course and beyond. The upper level includes two of the three bedrooms, including the master bedroom with a beautifully appointed ensuite and stunning views. One of the highlights of this home is the convenience of having a powder room on the lower level, ensuring guests and occupants alike can easily access facilities without needing to go upstairs. The property also includes two side-by-side basement parking spaces and a storage room for your convenience. Features:

- Modern 3-bedroom townhouse on several levels.
- Bathroom, ensuite, and separate powder room.
- All bedrooms have access to a separate toilet.
- Two living areas.
- The upper balcony has extensive views over the golf course and beyond.
- Lower balcony is off the kitchen and family room.
- Kitchen has dishwasher and disposal unit.
- A separate dining or entertaining room on entry.
- Two secure car spaces with lockup storeroom.

• Rates: \$677pq approx. • Strata: \$1250pq approx. Don't miss the opportunity to make this exceptional property your own. Contact Samuel Thompson at LJ Hooker Manuka today to arrange a private inspection!