

# 23/44 Jerrabomberra Avenue, Narrabundah, ACT 2604



## Sold Apartment

Thursday, 12 October 2023

23/44 Jerrabomberra Avenue, Narrabundah, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 127 m2**

**Type: Apartment**



Sam Buchanan

0402838949

**\$620,000**

It is not every day a property is priced to represent great value, but when you combine a prime position with large dual balconies, a north-south orientation, leafy treetop outlook and a view directly onto the golf course green, it is a rare opportunity. Oh and did I mention it's fully renovated? What more could you ask for? The ideal home in a quiet position within the heart of the Inner South at a price that is certainly hard to beat. This property combines it all for great liveability and an easy lock up and leave lifestyle. Set in a location with many conveniences, simply move in and enjoy! Figures (approx.): - Living size: 87sqm - Balcony sizes: 20sqm each - Strata inc sinking fund: \$3,524pa - Rental appraisal: \$590-\$630pw - Occupancy: Vacant possession - Year of construction: 1994 - EER: 4.5 stars Features: - Fronting golf course green - Tennis court and pool for residents - Renovated kitchen, bathroom and ensuite - 2 very large balconies - Open plan design - Flow through ventilation design - Timber flooring, carpet in bedrooms - Floor to ceiling windows - Brand new stainless steel appliances - Reverse cycle heating and cooling - Spacious bedrooms with mirrored built-in wardrobes - Basement car space - Second allocated open car space - Close to Griffith, Kingston and Manuka shops plus Fyshwick markets Location according to Google Maps: - Adjacent Capital Public Golf Course - 300m - Narrabundah College and oval - 350m - Bus stops on Jerrabomberra Ave - 1km - Narrabundah shops - 1.6km - Griffith Shops - 2.7km - Manuka cafes, bars and restaurants - 2.9km - Kingston cafes, bars and restaurants