

26/41 Leahy Close, Narrabundah, ACT 2604



Townhouse For Sale

Sunday, 13 August 2023

26/41 Leahy Close, Narrabundah, ACT 2604

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 145 m2

Type: Townhouse

\$740,000 +

TO ARRANGE A SUITABLE INSPECTION TIME, PLEASE CONTACT KELLIE DIRECTLY ON 0412 485 674

The sensational golf-course views at this split level, two storey townhouse will literally have you feeling on top of the world. From your peaceful top floor balcony off the family room, you'll have an easterly view down the Capital Golf Course's fourth and fifth fairways and to the Kowen escarpment in the distance. The benefits of having the golf course on your doorstep are also realised on the ground floor, with a courtyard that seems to flow to estate-like grounds beyond. The home cradles these lovely outdoor spaces and provides an easy transition from living and dining areas so you can maximise their use. A clever update to optimise the floorplan has carved out a fourth spacious bedroom in a townhouse where every bedroom has welcoming features. The master has a massive ensuite with separate bath and shower and updated vanity, shaving mirror and tapware. Bedroom two has large, mirrored wardrobes and bedroom three, off the front entry, has access to a guest powder room and would be perfect for extended family, while new bedroom four is tucked away off the living room with high ceilings and a distinctive storage nook that includes built in wardrobes. Alternatively, the space could be used as a media room, office, music room or gym, there are plenty of options. A sizeable mezzanine, that can be used as a large study area, adds to the variety of living spaces and means everyone can have their own special spot to relax, work or study. If you can drag yourself away from your urban oasis, you're just 5 minutes' drive from the Fyshwick Markets, Canberra Grammar, and the sensational dining options at the Narrabundah, Kingston, Manuka and Griffith shopping hubs. It's also an easy commute to the Canberra Hospital, Brindabella Park, Canberra Airport, Hindmarsh Drive, Monaro Highway and the Barton office precinct, and is a highly sought after area for the school catchment enrolment areas for Red Hill Primary, Telopea High School and Narrabundah College.

Features include:

- Sunny townhouse over four levels
- Views
- Deep front porch surrounded by garden
- Generous foyer with linen cupboard
- Open dining and living room with garden views
- Neat kitchen with stainless-steel appliances including fridge and induction cooktop
- Mezzanine study
- Family room opening on to balcony
- As-new timber-look laminate flooring
- Updated family bathroom with rainfall shower
- Built-in wardrobes to all bedrooms
- European laundry
- Split-system heating and cooling
- Rear deck
- Low-maintenance rear garden with strata gardener
- Double, secure undercover car spots and storage cupboard

Outgoings and property information (approx):

Living size: 145sqm
Balcony size: 11sqm
Rates: \$2,989pa
Land tax (if rented): \$3,945pa
Expected rent: \$750 - \$780pw
Year built: 1995
EER: 3.5

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.