

28/41 Leahy Close, Narrabundah, ACT 2604

LUTON

Sold Townhouse

Friday, 11 August 2023

28/41 Leahy Close, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Kate Yates

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\$660,000

Bordering on the picturesque greens and fairways of Capital Golf Course, this tri-level, three-bedroom, two-bathroom townhouse with a flexible floor plan offers tranquillity and sanctuary away from the hustle and bustle of everyday life. The light-filled living areas are enhanced by the gorgeous leafy views and the sounds of birdsong. Practical and thoughtful design is featured throughout the property. A powder room, European style laundry and generous bedroom are located at entry level whilst a beautifully presented mezzanine lounge area, with a balcony seamlessly extending the living space provides a haven for relaxation. Downstairs you'll find the well-appointed kitchen/meals area which lead effortlessly to the courtyard style garden. There is also a separate multi-purpose room which is perfect as a formal dining space or alternative living space. Upstairs you'll be impressed with the open style study/family area which leads to the master bedroom and ensuite, main bathroom and another generous bedroom. Two car spaces and a storage cupboard can be found in the undercover car park. Close to public transport, local sought-after schools, Red Hill walking trails, shops and a short drive to the Parliamentary Triangle, Manuka Village, Kingston Foreshore and the Fyshwick markets you won't want to miss this opportunity to purchase!

Entry Level:

- Tiled floor
- Linen press
- European style laundry with wash tub, dryer, storage, hot water system
- Separate powder room
- Bedroom three with generous mirrored built-in wardrobe, stylish pendant lights, windows on two sides to allow extra light, carpet and vertical blinds

Lower Level:

- Cork tile flooring
- Kitchen/meals area
- Kitchen with stone bench tops, electric oven, rangehood and cooktop, dishwasher, double sink, built-in microwave space, pantry
- Meals area with vertical blinds, sliding glass and security screen door out to small grassed area, electric wall heater
- Dining/multi-purpose room with carpet, under stair storage and cathedral ceiling

Mezzanine Level:

- Sunny living area with wall mounted reverse-cycle air-conditioning unit, carpet, vertical blinds and sliding glass and screen door to generous balcony with lovely leafy green views over the golf course

Top Level:

- Study area with carpet, ceiling fan and lovely view
- Master bedroom with carpet, ceiling fan, curtains and vertical blinds, built-in wardrobes, ensuite
- Ensuite has corner bath, skylight, separate large shower with subway tiles, toilet and vanity with storage
- Bedroom two has carpet, curtains and vertical blinds plus built-in mirrored wardrobe

Other Features:

- Two side by side car spaces and storage cupboard in undercover car park
- Strata fees: \$3,798.45 p.q (approx.)
- Rates: \$682.18 p.q.(approx.)
- Land Tax (if rented out): \$893.04 p.q. (approx.)
- Townhouse size: Lower Floor: 77.8m²; Upper floor: 74m², Balcony: 12m²
- Oakmont Ridge complex built in: 1995
- EER: 5