

# 29/51 Leahy Close, Narrabundah, ACT 2604



## Sold Unit

Monday, 14 August 2023

29/51 Leahy Close, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 158 m<sup>2</sup>

Type: Unit

## Contact agent

Located on the edge of the picturesque Canberra Golf Course, in the highly regarded 'Links' complex, this spacious three bedroom, two bathroom apartment presents the perfect opportunity for first time buyers, downsizers and investors alike. This is one of the biggest apartments in the complex boasting 110m<sup>2</sup> of living space plus a 48m<sup>2</sup> balcony! As soon as you walk in, you will be impressed with the generous and open plan living area, spacious enough to accommodate a large lounge setting, dining table and any extra furniture, which is something rarely found in apartment living. The well-designed floor plan incorporates a beautifully renovated kitchen complete with timber benchtops, breakfast bar, electric cooktop, rangehood, electric oven, dishwasher and more bench and cupboard space than you could possibly need! The main bedroom includes a walk-in robe, a renovated ensuite and access to the spacious balcony - ready for you to step out with your morning cuppa. The second and third bedrooms are segregated and are conveniently located next to the main bathroom, which also incorporates a functional laundry space. Additional features include an oversize 48m<sup>2</sup> balcony with views to the mountains, split system air conditioning and two side-by-side lock-up parking spaces with a storage cage. Just a short walk to public transport, shops, fantastic restaurants, Narrabundah College, St Clare's and St Edmund's schools, and a short 5 minute drive to Manuka, Kingston, The Foreshore, the Parliamentary Triangle and Lake Burley Griffin. Whether it is time to purchase your first home, or embrace an awesome lifestyle, this apartment is at the heart of everything that you could ever need or want.

**The Perks:**

- Large three bedroom apartment with views
- Main bedroom includes walk-in-robe and ensuite (heated towel racks)
- Huge open plan lounge, dining and living area
- Renovated kitchen featuring timber benchtops, electric cooktop and oven, dishwasher and ample storage and bench space
- Laundry integrated into main bathroom
- Massive balcony with views
- Reverse cycle heating and cooling
- Two side-by-side car spaces with storage shed
- Ample visitor parking
- Minutes to fantastic cafes, restaurants, schools and the best lifestyle that Canberra has to offer

**The Numbers:**

- Living: 110m<sup>2</sup>
- Balcony: 48m<sup>2</sup>
- Total Apartment Size: 158m<sup>2</sup>
- Strata: \$1,003 per quarter (approx)
- Land tax: \$734 per quarter (approx)
- Rates: \$580 per quarter (approx)
- EER: 2 stars