

39/39 Jerrabomberra Avenue, Narrabundah, ACT 2604



Sold Apartment

Thursday, 9 November 2023

39/39 Jerrabomberra Avenue, Narrabundah, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Jack Wilson
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Chris Wilson
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\$485,100

Delivering the inner south address that is so sought after and capturing an abundance of sunlight through the most desired north aspect - this unique one bedroom townhouse offers multiple living areas, a huge bedroom and private north facing courtyard. Classy, functional and recently updated with brand new carpet and paint throughout, the new owner is assured the confidence that all required is booking the removalist and collecting the keys. Entering the apartment from the quiet Internal common area, the contemporary design of the abode is immediately evident in the kitchen design. Equipped with stone bench tops incorporating a breakfast bar option, modern appliances, plenty of storage and a vantage spot perfect for entertaining guests. The north facing lounge room is perfectly positioned to capture the warmth in the cooler months from its ideal orientation and is ensured year-round climate control by the large split system heating and cooling unit. Seamlessly extending to the timber decking and private courtyard thanks to the established hedging, this offers an outdoor entertaining area and perfect position for both morning coffee or evening wine, it also provides the opportunity for pets. Upstairs the spacious layout includes an enormous bedroom that also faces the ideal direction and is complemented by wall-to-wall built in robes which offer ample storage for the ever-growing fashion items necessary for the Canberra climate. The full-sized bathroom has floor to ceiling tiles, modern aesthetics and is yet another example of a property with nothing left to do. Complete with a large European laundry and potential study space - there is no question why this style of "Crestwood" accommodation is rarely seen on the market. Located just moments to Manuka Village, Narrabundah shops, reputable schools, parks, Kingston foreshore and the Parliamentary triangle, this will undoubtedly not last long on the market. To be sold with vacant possession, immediate occupation is available for those who get in quick. DO NOT delay, enquire today to register your interest, receive more information and book a private inspection, should the advertised open home not be suitable. Outgoings: General Rates: \$560 p/qtr (approx.) Land Tax (if rented out): \$698 p/qtr (approx.) Body Corp Levies: \$1,159 p/qtr UP: 3872 Apartment Size: 69m² + 18m² Courtyard (Approx.) Year of Construction: 2012 EER: 6.0 Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.