

46/39 McIntyre Street, Narrabundah, ACT 2604



Sold Unit

Friday, 18 August 2023

46/39 McIntyre Street, Narrabundah, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 60 m2

Type: Unit



Jacob Stanton

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\$547,500

This impressive 1-bedroom apartment offers a top floor position with a desirable north facing aspect and picturesque panoramic views. In an established area known for its quiet streets, great food and a thriving cultural scene, this apartment delivers on style, convenience, and position. The generous floorplan, landscaped Village Green, lush surroundings of Narrabundah's tree-lined streets and Jerrabomberra Oval make 'Kiara' an urban delight. Developed by Amalgamated Property Group, designed by DBI Architecture and constructed by Milin Builders, the open plan living, and timeless appeal stand out in this quality apartment. The one-bedroom design boasts luxury inclusions and access to Kiara's premier facilities. Northerly light streams in year-round from the large balcony through to the main bedroom, combined lounge/dining room and chic kitchen. With all-electric Bosch & Ariston appliances, stylish charcoal and timber look cabinetry, feature tile splash back, terrazzo tile flooring, premium reconstituted stone benchtops. The entire space will please the aspiring chef and make for a great area to entertain. The king-sized bedroom has access to the outside balcony as well with easy access to the luxurious bathroom which includes stone countertop vanity, Caroma Luna basin, terrazzo, and featured floor to ceiling tiles. An internal European laundry and rare tandem double parking complete the attractiveness of this well packaged apartment. The variety of what is at your doorstep is unrivalled. Kiara offers a fully equipped gymnasium adjacent to the central courtyard as well as a large covered BBQ and entertainment area for larger gatherings. Situated within a short stroll of the Griffith shops with its quality restaurants cafes and other facilities it's also just a short drive to Manuka, Kingston and the Parliamentary Triangle, making it an ideal live-in or investment property.

The Lifestyle:

- Griffith & Narrabundah Shops
- Kingston & Manuka shopping precinct
- Close to Parliamentary Triangle
- Jerrabomberra Oval

The Perks:

- 1 Bedroom | 1 bathroom | 2 car space
- Level 6 | Top floor position
- North facing aspect with desirable outlook
- High ceilings in the kitchen and living area
- Double glazing throughout
- Open plan living with beautiful indoor-outdoor connection to balcony
- Engineered timber vinyl flooring throughout
- Terrazzo tiles in the kitchen and bathroom
- Striking kitchen with chic cabinetry, Bosch & Ariston appliance
- Main bedroom, also opening to balcony, with BIR
- Stylish main bathroom with floor to ceiling tiles, vanity and toilet
- Dorf & Caroma fixtures and fittings
- Quality block out roller blinds and sheer curtains
- European laundry with Ariston combination washer/dryer included
- Wall mounted reverse cycle air-conditioning system to living
- NBN connectivity with fibre to the building
- Secured double tandem parking
- Lift access to apartment level with security intercom for guests
- Fantastic amenities including a gym and BBQ area
- Basement tandem (double) car space with separate lockable storage
- Developed by Amalgamated Property Group
- Designed by DBI Architecture
- Constructed by Milin Builders
- Pet friendly complex

The Numbers:

- Internal living: 53m²
- Balcony: 7m²
- Total apartment: 60m²
- Strata Manager: Civium Strata
- Strata: \$695 p.q approx.
- Rates: \$652 p.a approx.
- Rental Estimate: \$520 - \$540 p.w approx.
- Build: 2022
- EER: 6 Stars

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.