

**50/39 Jerrabomberra Avenue, Narrabundah, ACT  
2604**



**Apartment For Sale**

Tuesday, 2 April 2024

50/39 Jerrabomberra Avenue, Narrabundah, ACT 2604

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 97 m2**

**Type: Apartment**



Lisa Silberberg  
0416227666

## **Auction 18/04/2024**

Astute investors, professionals and first-home buyers will appreciate the ownership of property in a highly sought-after inner south suburb. Light filled living rooms coupled with a clever floor plan provide a convenient lifestyle in a convenient locale. At the ground floor multiple living rooms coupled with a raised outdoor entertainment area overlook green space and gentle walking trails. The judicious floor plan with a central open-plan kitchen provides the perfect entertainer's layout or space to unwind at the end of the day. The kitchen is equipped with stone benchtops, an expansive breakfast bar, many overhead and under-bench cabinets together with electric cooking appliances and a dishwasher. Additional ground floor storage is provided with under stair storage. The master bedroom with built-in robes, a study nook and laundry are available at the top floor and segregated from the main living quarters. To view this home at a time to suit, please do not hesitate to call Lisa Silberberg on 0416227666. The Perks: • Terrace style apartment living with own courtyard • Formal lounge and dining/family room • Galley kitchen with overhead and under bench cabinets and draws • Expansive kitchen island bench • Private courtyard overlooking parklands • Bedrooms with built-in robe • Study nook with leafy outlook • Under stair storage • Electric oven, electric cooktop + dishwasher • Low maintenance courtyard • Close to community playgrounds, cycle and walking paths • Easy access to main arterial roads • Walking distance to quality schooling and shops The Numbers: • House: 97m<sup>2</sup> • Carpark: 13m<sup>2</sup> • Store: 4m<sup>2</sup> • Courtyard: 18m<sup>2</sup> • EER: 6.0