

**51/39 Jerrabomberra Avenue, Narrabundah, ACT
2604**

LUTON

Sold Townhouse

Monday, 14 August 2023

51/39 Jerrabomberra Avenue, Narrabundah, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Townhouse

\$455,000

Looking for an affordable entry-level home or a sound investment in the prestigious Inner South? Then look no further! This one-bedroom, two-storey 'townhouse-style' apartment in the 'Crestwood' complex offers affordable living in quality surrounds. Located just a short drive away from Manuka Village, the Parliamentary Triangle, Kingston Foreshore and the City Centre, this apartment embraces the best of Canberra living whilst still providing the peaceful comfort of a suburban home. Featuring generous living space, this modern home provides two living areas downstairs with an outdoor deck for entertaining, and an access gate to adjoining parkland. The upstairs area contains a spacious bedroom with built-in wardrobe, as well as a separate laundry area. This apartment also comes with a dedicated parking space and closed storage unit in the basement. A communal garden in the complex provides a tranquil retreat for those wanting to be at one with nature and visitor parking ensures your guests are catered for! Close to amenities including public transport, local schools, multiple shops, and a short drive to Government offices, this apartment is available immediately.

Entry level:

- Direct entry into spacious and bright open-plan dining/kitchen
- Kitchen is tiled and modern with stone bench tops, stainless steel appliances including dishwasher, range-hood, oven and cooktop, double sink, ample storage and under-stair storage
- Separate lounge is spacious with access to lovely north-west facing entertaining deck through glass and screen sliding doors, wall mounted reverse-cycle air-conditioning unit, plus gate access to nearby parkland.

Level One:

- Bedroom features built-in wardrobe, wall mounted reverse-cycle air-conditioning unit and leafy view
- Separate bathroom features shower, toilet, vanity and ceiling fan/heater unit
- Separate laundry with dryer, storage and fan
- Multi-purpose space in front of the laundry for reading or study area
- Side window over stairway adding extra light.

Other features:

- Single car space and closed storage in basement
- Communal Gardens
- Visitor parking
- Easy walking distance to Capital Golf Course, public transport and located directly across from the popular Narrabundah College
- Easy access to Red Hill walking trails, Canberra Grammar School, and Telopea High School
- Complex features communal gardens and visitor car parking
- Located close to the Parliamentary Triangle, Fyshwick Markets, the Old Bus Depot Markets, Manuka Oval and Manuka Village Shopping Centre, plus a short 15-minute drive to the City Centre, Airport, Majura Shopping Centre and ADFA.

EER: 4.5 Body Corporate Fees: \$1,478 p.q. (approx.) Rates: \$525 p.q. (approx.) Expected rental rate: \$460-\$480 pw Complex Built in: 2012 Apartment Size Internal: Ground floor: 41m²; Upper floor: 25m² - Total 66m² Courtyard/Deck: 18m²