

54/39 Jerrabomberra Avenue, Narrabundah, ACT 2604

Unit For Sale

Friday, 1 March 2024

54/39 Jerrabomberra Avenue, Narrabundah, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 69 m2

Type: Unit



Andrew Nelson
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Offers Over \$460,000

Seldom does the opportunity arise to purchase a wonderfully well maintained modern one bedroom townhouse in the Inner South. Situated just minutes from Manuka Village, Narrabundah Shops, reputable schools and the Kingston foreshore, this home has much to offer its potential new owners. Offering two sizable separate living areas, this one-bedroom property offers substantial space and is light and bright and situated at the rear of the development known as Crestwood. The fully equipped kitchen comes with stone bench tops, modern stainless-steel appliances including full sized dishwasher and plenty of bench space with breakfast bar. Complete with a north facing living area which captures the sun in the winter months, this room provides comfort and a green outlook all year round and is perfectly temperature adjusted with the split system reverse-cycle air conditioning unit in place. A well proportioned north facing courtyard with deck is positioned off the second living area and provides a beautiful quiet alfresco space ideal for entertaining family and friends and a lovely space for a small animal if required. The oversized bedroom upstairs has a full-sized wardrobe and has easy access to the bathroom, complete with shower vanity and toilet. A European laundry on this level completes the top floor and includes a dryer and space for washing machine. An allocated carpark with enormous, covered storage cage in the basement adjacent to the carpark completes the picture for this outstanding property. Features Include: • Two separate living spaces • North facing courtyard with deck • Quietly positioned in the complex • Fully equipped kitchen with stone benchtops • Split system reverse cycle air-conditioning units • Beautiful leafy outlook • Reserve and parks close by • Communal gardens and visitor car parking • Easy access to public transport Figures: • Living: 69m² • Courtyard: 18m² • General Rates: \$2,300 p.a approx. • Strata Levies: \$5,800 p.a approx. • Land Tax (Investor only): \$2,900 p.a approx. • Built: 2012