

**59/44 Jerrabomberra Avenue, Narrabundah, ACT
2604**



Apartment For Sale

Thursday, 11 January 2024

59/44 Jerrabomberra Avenue, Narrabundah, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 87 m2

Type: Apartment



Sam Buchanan

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Offers Over \$610,000

It is not every day a property is priced to represent great value, but when you combine a prime position with huge courtyards, a north-south orientation, leafy outlook and a view directly onto the golf course, it is a rare opportunity. Oh and did I mention it's fully renovated? What more could you ask for? The ideal home in a quiet position within the heart of the Inner South at a price that is certainly hard to beat. This property combines it all for great liveability and an easy lock up and leave lifestyle. Set in a location with many conveniences, simply move in and enjoy! Figures (approx.): - Living size: 87sqm - Golf course courtyard: 51sqm - Rear courtyard size: 32sqm - Strata inc sinking fund: \$3,407pa - Rental appraisal: \$600-\$640pw - Occupancy: Vacant possession - Year of construction: 1994 - EER: 6 stars Features: - Fronting golf course - Renovated kitchen, bathroom and ensuite - 2 very large, landscaped courtyards plus garden shed - Open plan and flow through ventilation design - Floor to ceiling windows - Reverse cycle heating and cooling - LED lighting throughout - Fresh paint - Spacious bedrooms - Basement car space - Second allocated open air car space - Pool, gym and tennis court - Close to Griffith, Kingston and Manuka shops plus Fyshwick markets Location according to Google Maps: - Adjacent Capital Public Golf Course - 300m - Narrabundah College and oval - 350m - Bus stops on Jerrabomberra Ave - 1km - Narrabundah shops - 1.6km - Griffith Shops - 2.7km - Manuka cafes, bars and restaurants - 2.9km - Kingston cafes, bars and restaurants