

**66/44 Jerrabomberra Avenue, Narrabundah, ACT
2604**

home by holly

Apartment For Sale

Saturday, 2 March 2024

66/44 Jerrabomberra Avenue, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 121 m2

Type: Apartment



Rick Meir

0491850701

\$700,000 +

Ideally positioned with a captivating view of the adjacent golf course, this exceptional 3 bedroom ensuite apartment, offers spacious design and a serene location, discreetly tucked away in a highly regarded Inner South location. Set over two impressive levels, the thoughtful layout offers distinct living areas, ensuring both privacy and space. With a choice of balconies that offer dual aspect, you'll enjoy seamless access to the outdoors, perfect for all weather entertaining and relaxation. The master bedroom offers a welcome sanctuary, boasting clever segregation from the remaining bedrooms, featuring ensuite with a corner bath – so you can unwind and retreat within the comforts of home. Upstairs, you'll be pleasantly surprised by a generously sized 3rd bedroom which presents a versatile space, perfect for adapting to an additional living area, large home office, or teenage/ guest retreat, should you so desire. In addition to the scenic panorama, convenience is key. This fabulous complex features a swimming pool, gym, tennis court and easy access to popular shops and amenities, so daily necessities and leisure activities are close at hand. The single lock-up garage provides secure parking and somewhere to store your golf clubs, further enhancing the practicality of this remarkable property. Discover the ultimate blend of location and lifestyle and arrange an inspection today. Contact Rick and Tina Meir on 0408 588 770. instagram @rickandtina.meir. agents features: .fabulous position overlooking golf course. separate living areas. master bedroom with ensuite .ensuite features corner bath .choice of two balconies with direct access from living areas. split-system air conditioning. electric cooktop. impressive 3rd bedroom upstairs providing excellent proportions/versatility. main bathroom with laundry. separate toilet. single lock-up garage. complex features swimming pool, gym and tennis court finer details: (all approximate). living area 106m² (86m² lower level and 20m² upper level). balcony off lounge: 5m². balcony overlooking golf course: 10m² Body Corp Levies: \$947 per quarter (approx) rates: \$738 per quarter (approx) land tax: \$923 per quarter (approx) Note: land tax only applicable if not your primary residence