

**67/39 McIntyre Street, Narrabundah, ACT 2604**



**Apartment For Sale**

Friday, 19 January 2024

67/39 McIntyre Street, Narrabundah, ACT 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 77 m2**

**Type: Apartment**



Bree Currall  
0262959911



Chloe Lindbeck  
0262959911

**\$739,000**

Nestled within the esteemed 'Kiara' development, this sun-drenched residence offers generous proportions and an ideal location at the heart of the Inner-South. Flooded with natural light, the open plan living area creates a welcoming and airy ambiance. The kitchen, equipped with top-of-the-line BOSCH appliances, a sleek dishwasher, and stylish stone benchtops with ample storage, sets the stage for culinary indulgence. Step outside to discover a spacious alfresco area, seamlessly merging indoor and outdoor living for entertainment or relaxation. The bedrooms are strategically positioned for peace and privacy. The master bedroom features floor-to-ceiling windows, a walk-through wardrobe, and an expansive ensuite bathroom. The second bedroom offers generous space, a large mirrored built-in wardrobe, and direct access to the alfresco zone. Additional highlights include a European laundry with an Ariston washer and dryer, a designated study nook, and two reverse cycle air conditioning units for year-round comfort. This apartment offers not just a home but a lifestyle upgrade, with the added convenience of two secure tandem car spaces. Surrounded by a myriad of options, including shops, restaurants, schools, and amenities, the sought-after locale ensures convenience at every turn. A short stroll takes you to Griffith shops, while Manuka shopping precinct and Fyshwick Fresh Markets beckon just moments away, offering an array of cafes, shops, and dining experiences. Don't miss the chance to claim this sophisticated residence as your own. \* Excellent opportunity in the exclusive 'Kiara' development\* 2 bedrooms, 2 bathrooms, 2 car spaces\* Open plan living extending to an alfresco balcony\* Reverse cycle heating & cooling\* Stainless steel Bosch appliances including dishwasher\* Abundant pantry and cupboard space\* Master bedroom with walk-through robe & ensuite\* European-style laundry\* Secure building access with intercom system\* High-quality fixtures and fittings throughout\* Abundant natural light enhances the living spaces\* Well-maintained communal areas and gardens within the 'Kiara' complex\* Close proximity to reputable schools and educational institutions\* Convenient access to public transport options\* Peaceful and serene environment in a sought-after locale\* Dedicated storage space within the apartment\* Proximity to parks and recreational facilities for outdoor activities\* EER 6.0Rates: \$2,205pa (approx.)Land Tax: \$2,682pa (approx. if rented out)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.