

**7/41 Leahy Close, Narrabundah, ACT 2604**



**Apartment For Sale**

Friday, 19 April 2024

7/41 Leahy Close, Narrabundah, ACT 2604

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 77 m2**

**Type: Apartment**



Chris Dixon  
0414819377



Alexandra Deschanel  
0417407249

## Awaiting Price Guide

This is a terrific opportunity to enjoy the benefits of the Inner South at an entry-level price! Close to a number of amenities, 7/41 Leahy Close is a great apartment in an even better location! Currently tenanted until December 2024 at \$518 per week with an approximate 9.1% gross return. The apartment offers a functional open floorplan with spacious living area that flows out to the balcony with distant mountain views. Towards the back, you have the two bedrooms, both with built in robes. The kitchen includes plenty of storage and bench space. Close to public transport, local sought-after schools, Red Hill walking trails, shops and a short drive to the Parliamentary Triangle, Manuka Village, Kingston Foreshore and the Fyshwick markets, you won't want to miss this opportunity to purchase! Features:- Light-filled open plan living space- Kitchen with dishwasher and plenty of bench and storage space- European style laundry including dryer- Electric wall heater- Mountain views from your balcony- Designated undercover car space and plenty of visitor parking- Located on lower level - stair access from outside- Easy walking distance to Capital Golf Course, Red Hill walking trails, Red Hill shops, public transport and schools- Located close to the Parliamentary Triangle, Fyshwick Markets the Old Bus Depot Markets, Manuka Oval and Manuka Village Figures:- Apartment size: 77sqm approximately- Rates: \$1,728.88 per annum- Strata: \$7,500 + GST per annum- Land Tax (if rented): \$2,108.87 per annum- Currently rented at \$518 per week - 9.1% gross return (approx) Please note:- This complex has ongoing building rectification works needed and is priced accordingly Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.