

**70/39 Jerrabomberra Avenue, Narrabundah, ACT
2604**



Townhouse For Sale

Tuesday, 23 April 2024

70/39 Jerrabomberra Avenue, Narrabundah, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 74 m2

Type: Townhouse



Anish Sebastian
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\$629,000+

Confidence Real Estate proudly presenting this freshly painted executive style townhouse filled with abundant natural light, it is peacefully positioned to make the most of the surrounding parkland views. Central to everything that Canberra has to offer and poised. Only moments from the upmarket lifestyle of Manuka and Kingston, you will love the surrounding wide-open spaces, perfect for entertaining family and guests. Located in Crestwood estate quiet community complex is this two-bedroom, two-bathroom, double story townhouse with two secured car spaces. The reverse cycle air conditioning upstairs and downstairs will keep you cool in the summer and warm in the winter. The windows are double glazed keeping your living costs low and creating your own little haven free of outside noise or distractions. Downstairs you will love the large kitchen/dining area, with stainless steel appliances and dishwasher, which lead into a cosy separate living area. Upstairs there are two large bedrooms with built in robes, main bathroom, and master bedroom with ensuite and north facing balcony and second bedroom. New floorboards and carpet have been installed with freshly paint throughout the house. There is a large outside private courtyard with clothesline and entertaining area, great for barbeques with friends and family. Plenty of off-street visitor parking and a community garden to grow your own veggies. Features include: - 2 Spacious bedrooms - Main bedroom featuring ensuite - Extra Large balcony overlooking gardens - Second smaller balcony - Modern kitchen with quality appliances including dishwasher - New floorboards - Freshly painted throughout - Large courtyard - Two secure car parks plus off street parking - Community garden - Reverse cycle air-conditioning - Double glazed windows - Desirable location

Living space- 74m2 sqm approx. Balcony space -23m2 approx. Courtyard space- 30m2 approx. Rates- \$587.89 per quarter approx. Land Tax- \$736.16 per quarter approx. Body Corporate Fees: Admin- \$858.46 per quarter. Sinking- \$210.40 per quarter. Total per quarter = \$1,068.86 per quarter. All figures are approximate. For further details, please contact Anish Sebastian by submitting an enquiry below or calling on 0450865524. Disclaimer: Confidence Real Estate and the vendor cannot warrant the accuracy on the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.