

**77/44 Jerrabomberra Avenue, Narrabundah, ACT
2604**



Apartment For Sale

Saturday, 9 March 2024

77/44 Jerrabomberra Avenue, Narrabundah, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 87 m2

Type: Apartment



Michael Pead
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Bree Currall
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AUCTION

This light and bright, easy maintenance single level apartment in the ever popular MADISON complex is sure to appeal to discerning buyers keen to live in this very central, private and convenient pocket of the Inner South. This entry level property provides opportunity to move in right away potential or add further value. The two large living areas integrate seamlessly with private courtyards to both front and rear and are ideal for pets, small scale gardeners and outdoor entertaining. Located with easy access to all Inner South conveniences, public transport and schools. Parliamentary Triangle, Fyshwick Markets the Old Bus Depot Markets and Manuka Village.* Large single level, ground floor apartment. Approx 87 M2 living, and 47 m2 courtyards* 2 Bedrooms both with built in wardrobes* Master bedroom with large ensuite plus spa* 2 segregated living areas* Updated floating timber floors * Private courtyards to front and rear, ideal for pets and small scale gardening* Kitchen with electric cooktop, brand new dishwasher * Lock up garage and also a designated outdoor carpark spot* Located with easy access to all Inner South conveniences and public transport* The MADISON complex offers a large swimming pool, full size tennis court, barbeque facilities and gymnasium and a large number of off street visitor carparksStrata: \$837pq (approx.)Rates: \$2,527pa (approx.)Land Tax: \$3,139pa (approx. if rent out only)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.