

**78/44 Jerrabomberra Avenue, Narrabundah, ACT
2604**



Townhouse For Sale

Saturday, 4 May 2024

78/44 Jerrabomberra Avenue, Narrabundah, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



Greg Ward Ward
0413503312



Jennifer Ward
0412563967

Offers over \$600,000

Celebrated for its incredible location and fantastic resident facilities, the Madison Complex is always sought-after by both investors and homeowners alike. This two-bedroom, two-bathroom ground floor apartment offers an enviable lifestyle with little to no maintenance required. It's extremely comfortable interiors are enhanced by not one but two living spaces, as well as two separate courtyards. Yet it's the location that is the real selling point here. Centrally placed in the heart of Narrabundah, you'll be within minutes of Griffith and Narrabundah shops, the vibrant lifestyle hubs of Manuka and Kingston, and just 10-minutes to Westfield Woden.

- Well-presented courtyard apartment, refreshed with new carpets and newly painted
- Air-conditioned, combined living/dining room opens to the sunny front courtyard
- Simple, efficient kitchen includes a dishwasher and pantry, and adjacent family room
- Two bedrooms, each with built-in robes, one also with direct access to the courtyard
- Main bedroom has its own ensuite, with a second bathroom also housing the laundry
- Offering two courtyards, the one at the rear a lovely space to enjoy a morning cuppa
- Secure single garage plus an additional allocated car space, and extra visitor parking
- Resident facilities include a swimming pool, tennis court, gym, spa and BBQ facilities
- Fabulous opportunity offering great appeal as an investment property or first home
- Located within easy reach of Kingston and Manuka, Fyshwick Markets and Woden

Rates \$2388.00 per annum
Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.