

79/39 McIntyre Street, Narrabundah, ACT 2604

Sold Apartment

Monday, 14 August 2023

79/39 McIntyre Street, Narrabundah, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$710,000

Create your dream lifestyle living in this charming 2-bedroom 'Kiara' residence with beautiful leafy views of the Narrabundah oval. Built around peace and comfort, enjoy the luxury and convenience this property presents with high end inclusions and its flexible layout perfect for two. Ideal for any live-in owner looking to take advantage of this beautiful residence in this desirable location, or the astute investor seeking an addition to their portfolio, this property is sure to tick all the right boxes and more to put you on the road to riches. Internally, the layout has been expertly designed to cater to your lifestyle and allows you to spread out in peace and comfort. The spacious open plan living area delivers a great space for day-to-day living, whilst allowing plenty of space for a separate dining area for hosting family and friends. Extend your living out onto the generous balcony that delivers an idyllic setting to relax quietly outside admiring the peaceful aspect and views of the oval. The kitchen portrays another level of sophistication with high end appliances and offers a practical layout to cook all those homemade meals to perfection. Equipped with 20mm stone benchtops, quality Bosch stainless steel appliances, Bosch dishwasher, soft close cabinetry with ample pantry and bench space, this kitchen will ensure easy and simple meal preparation to a high standard. Well-positioned to one side of the residence, both bedrooms are conveniently segregated for maximum peace and privacy. Well-sized, each room resonates a quiet setting to enjoy with plenty of natural light and oval views. The main bedroom comes complete with a walk-through robe and ensuite, whilst the second bedroom is well-sized with a mirrored-sliding wardrobe. Both the privacy and convenience of this apartment is evident as each bedroom offers easy access to their respective bathroom with full-height tiling and designer fittings, making this residence ideal for accommodating any housemate or guest. In this highly desirable location, you'll be spoilt for choice with a plethora of shops, restaurants, schools and amenities located in every direction. Just moments down the road the Griffith shops are conveniently located for all your last-minute grocery needs. Whilst the Manuka shopping precinct and Fyshwick Fresh Markets are just a few minutes away with a selection of cafes, shops, bars and restaurants to experience. Summary of features: Beautiful 'Kiara' residence, ideal for two Peacefully located on level 3 with leafy oval views Spacious open plan living area for day-to-day living Entertainers' balcony with a peaceful aspect & views 2 side-by-side car spaces in the basement car park Double glazed sliding doors & windows Reverse cycle heating & cooling to the living area & main bedroom LED downlights 20mm stone kitchen benchtops Bosch stainless steel appliances Bosch dishwasher Soft close cabinetry Ample pantry & cupboard space Segregated bedrooms for added peace & privacy Main bedroom with a walk-through robe & an ensuite Bedroom 2 with mirrored sliding wardrobes Bathrooms with full-height tiling, mirrored shaving cabinets & designer fittings European style laundry with an Ariston washer & dryer combo Linen cupboard Storage cage in the basement car park Vacant & ready to move into Communal barbecue & outdoor dining area Communal weights & cardio gym Located close to: Griffith shops Narrabundah playing oval Capital Golf Club Manuka shopping precinct Kingston Hotel Pub Fyshwick Fresh Food Markets Key figures: Living area: 75m² Balcony: 8m² Rates: \$2,169 p.a. (approx.) Land tax (investor's only): \$2,584 p.a. (approx.) Strata: \$2,260 p.a. EER: 6