

**8/39 Jerrabomberra Avenue, Narrabundah, ACT
2604**



Sold Apartment

Monday, 14 August 2023

8/39 Jerrabomberra Avenue, Narrabundah, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Campbell Jones
0262952433

\$474,000

Nestled within a superb position in the Inner South, a top-floor apartment offering a convenient lifestyle. Capturing a coveted north-westerly aspect to the balcony, with an open floor plan bathing in natural light. Two good size bedrooms with robes sit privately away from the street, with two quality bathrooms. Also featuring a European laundry, stainless steel appliances and two car spaces, the apartment is ideal for couples, professionals and investors alike. Capitalise on the current tenancy, or move in and enjoy the delights of this central location, close to Shops, Schools, Fyshwick, Manuka and Canberra CBD. Features:- Top floor, north-facing apartment in the central 'Crestwood' development.- Open-plan living space, with reverse-cycle air conditioning.- Kitchen with stone bench tops, stainless steel appliances and ample storage.- Main bedroom with built-ins and ensuite.- Second double bedroom with adjacent bathroom.- European laundry.- Balcony capturing plenty of natural light.- Two secure undercover car spaces with storage space.- Quaint complex gardens.- Walk to Harmonie German Club, Narrabundah College, Capital Golf Course and Alive Fitness.- Short commute into Manuka Village, Fyshwick and Kingston. Outgoings: General Rates: \$541.10 per quarter (approx.) Strata Levies: \$1,613.28 per quarter (approx.) Land Tax (if rented): \$656.01 per quarter (approx.) Currently tenanted on a periodic lease at \$500 per week, allowing flexibility to live in or continue to rent. Property Details: Living Size: 75sqm (approx.) EER: 6.0