

9/34 Leahy Close, Narrabundah, ACT 2604



Apartment For Rent

Tuesday, 30 April 2024

9/34 Leahy Close, Narrabundah, ACT 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 100 m2

Type: Apartment



Paul Sutton



Robyn Sutton
0409442484

\$670 per week

Another Inner South property leased by Paul & Robyn Sutton Properties. Boutique service with economical management fees. If you would like to talk to us about managing your investment property or you are unhappy with your current managing agency, please call us anytime to discuss a change. Paul 0407099175 or Robyn 0409442484. This is a great opportunity to live in this extensively renovated 2 bedroom apartment nestled in the popular Narrabundah Heights. Boasting 100 m2 (approx) of living area, spacious lounge and dining areas gather the morning sun and open to a large balcony (14m2 approx) which enjoys sweeping views and is the perfect spot for a morning coffee or to sit and relax with a glass of red at the end of the day. A gourmet galley style kitchen is the heart of this gorgeous apartment and features quality appliances, dishwasher and plenty of cupboard space. Substantial renovations include timber-look flooring throughout living areas, fully renovated main bathroom and ensuite and reverse cycle air conditioner. Double side by side basement car parking is provided for 2 cars. A sparkling inground pool is set amidst private mature gardens and a covered BBQ area will cater for those larger entertaining occasions. This very convenient location has easy access to public transport, the Parliamentary Triangle, Woden Town Centre and Canberra City. Both the Kingston and Manuka shopping precincts are just a short five-minute drive away. The premium Inner South location is second to none. Rarely does an apartment of this quality become available in this very popular complex. Be quick to inspect. Feature

Summary:

- Premium location in a sought after Inner South complex
- 100 m2 (approx) of living area plus 14 m2 (approx) balcony
- Secure under cover parking for 2 cars (side by side)
- Spacious lounge and dining areas bathed in morning sunlight
- Two well-proportioned bedrooms with built-in robes
- Large balcony has great views - ideal for entertaining
- New flooring throughout
- Freshly painted throughout
- Fully renovated main bathroom and ensuite
- Reverse cycle air conditioner
- Only minutes to Manuka and Kingston Centres, as well as the Kingston Foreshore

Energy efficiency rating unknown

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard (not located on the top floor). Rental enquiries contact: Paul Sutton 0407 099 175 or Robyn Sutton 0409 44 2484 Email: paul@prsutton.com Online Applications are available online through the Ignite platform. Please use the APPLY tab on the realestate.com.au site on the property's rental listing. We need one application form per adult over the age of 18 that will be living in the property. Pets: Tenants must seek the Landlord's consent for a pet. There is no EER available for this property. Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, Paul & Robyn Sutton Properties does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.