

**9/39 Jerrabomberra Avenue, Narrabundah, ACT
2604**



Apartment For Sale

Friday, 26 April 2024

9/39 Jerrabomberra Avenue, Narrabundah, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 54 m2

Type: Apartment



Campbell Jones
0262952433

\$425,000+

Positioned within a quiet pocket of the Inner South, this ground floor one-bedroom apartment promises a lifestyle of convenience and sophistication. Featuring a well designed floorplan that includes two large courtyards and a north facing living room, it makes for the perfect first home, downsizer or investment. Situated in popular Narrabundah, this residence is just minutes away from the trendy Kingston foreshore and the bustling Manuka shopping precinct. Embrace a lifestyle that others envy, with an array of dining, shopping, and recreational options at your doorstep. Step into modern elegance with the open-plan design of this ground floor gem. The kitchen is well appointed, boasting a contemporary layout with stone benchtops and stainless-steel appliances, perfect for culinary enthusiasts. The abundance of internal storage ensures that your living space remains sleek and clutter-free. Enjoy year-round comfort with the choice of a north & south facing courtyards, plus the living space is fitted with a split system A/C. The convenience extends beyond the living spaces, with two car spaces accessible by the lift and as a bonus, the storage locker in the basement car park is larger than most other one bedroom units within the complex. Whether you're an astute investor looking to enhance your portfolio or a first-time buyer seeking an entry into the market with a fantastic lifestyle, this property is a must-see. Don't miss the chance to make this ground floor haven in Crestwood Gardens your own – a perfect blend of comfort, style, and location!

FEATURES:

- Excellent location within the Inner South
- Moments to Kingston, Manuka and Fyshwick
- Two large courtyards, North & South facing
- Ground floor, single level unit with internal & street access
- Two car spaces plus storage in basement
- Split system in living room
- Built in robe in bedroom
- Carpet in living and bedroom
- Double curtains throughout
- Currently rented to an excellent tenant at \$450/wk until 9th August 2024

Internal living size: 54sqm* Combined courtyards: 41sqm* Combined car spaces: 26sqm Storage unit: 8sqm* EER: 6 Rates: \$536pq* Land Tax: \$667pq* (if applicable) Strata Admin: \$683.49pq* Strata Sinking: \$167.52pq** approx.