

**93/205 Narrabundah Avenue, Symonston, ACT 2609**



## **Townhouse For Sale**

Saturday, 2 March 2024

93/205 Narrabundah Avenue, Symonston, ACT 2609

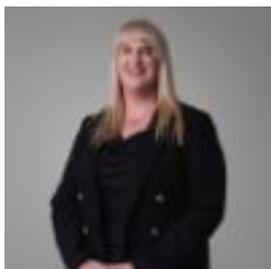
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 82 m2**

**Type: Townhouse**



Tammy Bush  
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**\$455,000**

Escape to a carefree lifestyle in the serene Sundown Villa community, where downsizing meets unparalleled comfort. Discover the allure of this newly built, spacious 2-bedroom home in Symonston, perfectly designed for those seeking tranquillity and convenience. As you step inside, be captivated by the expansive layout seamlessly connecting the kitchen and living area. The well-appointed kitchen boasts ample cabinetry and quality kitchen appliances. This villa offers two generously sized bedrooms, both of which feature built-in robes. The spacious bathroom provides ample storage and a grab rail in the shower for added convenience. Venture outside to find a secure and spacious yet low maintenance garden, serving as an ideal blank slate for any greenthumb. Clothesline and garden shed will be installed where owner requests prior to move in. Sundown Villas boasts a rich history, beginning as a drive-in before transforming into a serene residential oasis in the late 80s. Revel in the tranquil ambience and resort-like amenities, including a tennis court, swimming pool, bistro, and playground. Embrace the freedom of downsizing without compromising on independence or features. This gorgeous home presents a rare opportunity to live luxuriously while maintaining close proximity to Canberra City, the outlet centre, the Fyshwick shopping precinct, and the captivating Kingston Foreshore.

- Over 50's preferred
- No finance (cash buyer only)
- Brand new property
- Capital gains kept by resident
- Commonwealth Rental Assistance for eligible homeowners
- No council fees
- No stamp duty
- No strata levies
- Purchasing property not land
- Roller blinds throughout
- Timber look flooring to living and dining
- Plush carpet in bedrooms
- Electric oven and stove
- Ample storage with linen press
- Reverse cycle heating and cooling
- High ceilings with fans throughout
- Generous living and dining area
- Large laundry with yard access
- Single covered carport
- Gated community
- Pet friendly
- Fully covered deck
- Easy care yard with plant boxes
- Tennis court
- Pool
- Bistro Essentials
- Weekly rent and utilities \$198.65
- 82 sqm
- EER: 4