

**14/51 Leahy Cl, Narrabundah, ACT, 2604**

LUTON

**Apartment For Sale**

Friday, 9 August 2024

14/51 Leahy Cl, Narrabundah, ACT, 2604

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Beautiful Landscapes, Simple Living

As you enter this spacious, single level, two-bedroom, two-bathroom apartment, you'll be blown away by the stunning views across the golf course from the North facing living space and 30m<sup>2</sup> terrace.

With an elevated, ground floor position in "The Links" complex you get the best of both worlds: easy access with uninterrupted views. Perfect for downsizers, the open plan living and dining room are flooded with natural light and open through large sliding doors onto the terrace balcony; perfect for entertaining guests or enjoying a coffee in the morning sun. The kitchen is well appointed and features electric appliances, plenty of cupboard space and an Omega dishwasher.

Down the hall, the master bedroom features a recently renovated ensuite and a walk-in robe. The second bedroom includes a built-in wardrobe and is serviced by the main bathroom, which also doubles as a laundry.

Additional features of the home include a reverse-cycle split-system air conditioner, and a secure single car space with separate storage.

Location second to none, you'll be only minutes from Red Hill and Narrabundah shops, Manuka and Kingston precincts, and surrounded by sought-after schools and transport routes. A short drive to Woden Town Centre, The Canberra Hospital and the Parliamentary Triangle ensures this home is perfectly placed to create a carefree lifestyle in a desirable location.

### Features

- Beautiful two-bedroom two-bathroom apartment
- Brand new ensuite
- 30m<sup>2</sup> terrace with stunning golf course and mountain views
- Elevated ground floor position
- Omega dishwasher
- Electric oven and stove
- Stylish bathrooms
- Large main bathroom/laundry
- Blinds throughout
- Block-out blinds to bedrooms
- Reverse cycle split-system air conditioner
- Secure single car space and storage cage
- Close to Red Hill, Griffith, Manuka, Kingston, and Narrabundah shopping precincts
- Ideal for downsizers, first home buyers or investment opportunity
- Rental estimate of \$590 - \$610 per week

EER: 6

Living Size: 86m<sup>2</sup> (approx.)

Balcony Size: 30m<sup>2</sup> (approx.)

Total Size: 115m<sup>2</sup> (approx.)

Rates: \$578 p.q (approx.)

Body Corporate: \$1220 p.q (approx.)

Built: 1992