

59/39 McIntyre Street, Narrabundah, ACT, 2604

Apartment For Sale

Thursday, 15 August 2024

59/39 McIntyre Street, Narrabundah, ACT, 2604

Bedrooms: 2

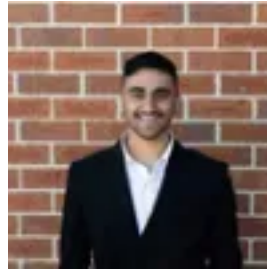
Bathrooms: 2

Parkings: 2

Type: Apartment



Mark Larmer



Jason ElKhoury

Welcome to Kiara Ground floor living with large courtyard opening to reserve - Buyer's guide price from \$695,000

Please note, if not sold prior, this property will be going to auction on site, 12:30pm Tuesday 10th September 2024. The advertised price guide is there to help give buyers a bracket to work from and may be updated as the campaign progresses. Offers prior to auction welcomed.

Your dream of owning a perfect piece of 'Suburbia' is within your grasp. Introducing this modern, single level, 2-bedroom abode located in the highly sought-after 'Kiara' development. Directly backing the Jerrabomberra Oval, the private outlook of this particular unit provides a harmonious ambiance you can enjoy all rear round, a very rare offering in apartment living. The lockable courtyard gate is perfect for easy access/exit for those with young kids or dogs!

This apartment is designed with both bedrooms thoughtfully positioned on opposite sides of the living area for added privacy as they have no common walls. Each bedroom then has its own adjacent bathroom, ensuring convenience and comfort for all residents. The full-length double-glazed windows throughout both bedrooms and living areas enhance the tranquil views of the Jerrabomberra oval, framed and buffered by mature trees.

The development itself provides significant space between each building, enhancing the feeling of openness. Meticulously landscaped outdoor areas include a BBQ pavilion and an indoor gym, providing space for relaxation and socializing. With two allocated side-by-side car spaces in the basement, you may find that the convenience of this location allows you to explore the neighbourhood without even needing a car, in fact the local Griffith shops are just three blocks away.

Make sure to watch our detailed, walk through video prior to your inspection (and after), it is our 24/7 salesperson for you to get an excellent feel for the features and benefits of this unit and the facilities as well as the basement carparking and storage. It is the most informative property video you will watch during your search, but do not just take our word for it

To get a copy of the digital brochure containing an explanation of the sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

Features overview:

Single level floorplan with uninterrupted outlook to Jerrabomberra oval (away from any roads)

Generous terrace and courtyard outdoor space thanks to its ground floor position

Full length double-glazed windows and sliding doors throughout

'Kiara' development offers a central green space with barbeque & dining pavilion plus onsite gym

Built by local builders Milin Bros

Buss stop is located directly in front of the entry to the development

Approx 500 metres to the Griffith Shops

Less than 1km to St Edmunds & St Clare's Colleges

Approx 1.5km to Canberra Grammar School and Manuka & Kingston Village's

Vacant & available immediately (no waiting for owners or tenants to relocate)

Option for early access prior to settlement via an occupation licence

Flexible settlement dates if you have another property you want, or need, to sell or to give more time to secure financing

Offers prior to auction, (above the published guide price and accompanied with a section 17), are welcomed at any time

The Numbers (approx):

Internal living size: 75m²

Terrace and courtyard size: 51m²

EER (Energy Efficiency Rating): 6 out of 6 stars

Level: 1 of 6

Strata levies: \$3,377 p.a.

General rates: \$2,270 p.a.

Water & sewerage rates: \$740 p.a.
Land tax (investors only): \$2,692 p.a.
Total balance of admin funds: \$69,604 as of 16/07/2024
Total balance of sinking funds: \$119,461 as of 16/07/2024
Rental potential: \$620/pw
Age: 2 years old - completed in 2022
Strata Manager: Civium Strata - 1300724256
Units Plan: 1547
Size of development: 147 units + 19 townhouses

More details:

Southeast aspect
Roller blinds throughout
Audio intercom for guests
LED downlights throughout including the bathrooms
Hybrid timber-look flooring in living areas and kitchen, carpets in the bedrooms, ceramic tiles in wet areas
2 wall mounted r/c units (heating and cooling)
Centralised gas hot water system
2.52m ceilings in main living area (higher than standard)
Bosch kitchen appliances including electric 60cm ceramic cooktop & electric
Oven, under bench dishwasher, externally ducted rangehood, stone benchtops, ample cabinetry, pantry space, provision for fridge, 2 bowl sink and an under-bench space for a microwave
Main bedroom has a walk-in wardrobe into ensuite
The second bedroom has 2-door sliding robes (one is mirrored) and is right next to the main bathroom
Both bathrooms have floor to ceiling tiling, a custom vanity with lots of storage, stone top and large wall mirror over with storage behind, toilet, full height tiling and large shower recess
Space saving laundry in kitchen behind bi-fold doors that has a corner tub and storage space and includes a washer/dryer combo
Covered alfresco entertaining area with lighting and pedestal tiles
5 steps down into the courtyard with its an easy care garden
Lockable gate allowing direct access to the reserve and oval, perfect for quick entry/exit for you or your guests
Lift access from the basement carparking direct to the ground level (no stairs to navigate)
Two allocated, side by side car spaces right next to the lift plus a lockable Colorbond storage enclosure in basement
Bike storage facilities

To Help Buyers:

We can refer a solicitor who can review the contract prior to auction, for FREE
The same solicitor can provide a free Section 17 if you wish to submit a pre-auction offer
Written price guide updated as the campaign progresses
Help negotiating amendments to the contract such as settlement dates or exchange deposits