

**69/39 Jerrabomberra Avenue, Narrabundah, ACT
2604**



Apartment For Sale

Monday, 8 July 2024

69/39 Jerrabomberra Avenue, Narrabundah, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 61 m2

Type: Apartment



Steph Hoss

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\$475,000+

Number 69 is the perfect Inner South entry level property, as a live in owner or investor, this property is not to be missed. Offering direct entry with a terrace style feel, the convenience and ideal location will allow you to enjoy all that the Canberra lifestyle has to offer. Enjoy entertaining with the courtyard and multiple living areas downstairs and bedroom, study space and bathroom privately tucked away upstairs. Boasting a northerly aspect, the home is filled with natural light through the large windows, and with two reverse cycle split systems you will be comfortable year round. Upon entry a full-sized kitchen with stone bench tops and stainless-steel appliances are of timeless design and ready to make your own. Upstairs you will find a separate European laundry and space perfect for a study, modern bathroom and large bedroom with built in wardrobe and balcony. Offering the perfect segregation of living with the cleverly designed floorplan and balance of inside outside living, this terrace style home is well positioned within the suburb of Narrabundah, with a range of trendy cafes, restaurants and local shopping precincts to choose from, as well as close proximity to Red Hill Shops, Red Hill Nature Reserve and arterial roads into the CBD and Woden, this is opportunity is not to be missed.* Spacious home with 61sqm of internal living* Generous courtyard with 23sqm, upstairs balcony with 7sqm* 1 bedroom, 1 bathroom and 1 car space * Convenient entry and exit with terrace style living * House like design flows seamlessly onto sunny courtyard* Two level home with living on the ground floor and bedroom, balcony and study space stairs* Traditional kitchen with ample bench space and quality appliances* Large main bedroom with built-in wardrobe, balcony and ceiling fan* Floor to ceiling tiling in bathroom* New carpet throughout* Separate European laundry* Wall mounted retractable hose in the courtyard* Wall mounted clothesline on the balcony* Undercover car space with storage cage * Two reverse cycle split systems* Public-school zones of Telopea Park School and Narrabundah College* Walking distance to restaurants, shops, transport and all the Inner South has to offer* Short drive to Manuka Village, Kingston Shops and Parliamentary Triangle* Astute investment opportunity in high-growth, high tenant demand location Strata: \$1,836pq (approx.) Rates: \$1,678pa (approx.) Land Tax: \$2,271pa (approx.) EER: 6.0 Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.