

15/45 Leahy Close, Narrabundah, ACT 2604

maloneys

Townhouse For Sale

Monday, 8 July 2024

15/45 Leahy Close, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Moira Maloney
0407715244

\$815,000

This is your opportunity to secure a superb light filled townhouse in trendy Narrabundah. Located in the Claremont complex this multi-level townhouse features a spa and three separate living areas with the formal lounge opening onto a wide balcony with expansive views to the hills beyond. Backing the ever popular Capital Golf course and ideally nestled amid the suburbs of Red Hill, Kingston and Manuka - your long term capital investment is ensured in this tremendous Inner South locale. Upon inspection you will be delighted to find three well-proportioned bedrooms, 2.5 bathrooms, a large balcony encompassing beautiful views of the golf course and mountain ranges and an abundance of living space which has been set over four levels. An undercover courtyard affords you the opportunity for alfresco dining and the double garage and communal swimming pool complete this great package. Property Highlights: • Backs Capital Golf course • Set over 4 levels with 3 living areas • 3 large bedrooms • Master bedroom with ensuite • Sensational views of the golf course and mountains • Double lock up garage • Balcony and courtyard for outdoor space • Well maintained communal gardens • Ideal for first homeowners, couples and young families and investors • Communal swimming pool • Moments to Kingston, Manuka and Red Hill • Fixed term lease until 18/1/2025 paying \$670.00 per week • Super return on investment Property Details: Year Built: 1997 Number in Complex 28 EER 6 Size: 123m² Garage Size: 38m² plus storage: 2m² Balcony: 8m² & Ground Floor: 10m² Body Corporate Fees: \$1517.45 per Quarter Rates \$630.37pa per quarter Land Tax: (if payable) \$827.98 per quarter Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.