

**31/42 Jerrabomberra Avenue, Narrabundah, ACT  
2604**



**Townhouse For Sale**

Wednesday, 26 June 2024

31/42 Jerrabomberra Avenue, Narrabundah, ACT 2604

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 82 m2**

**Type: Townhouse**



Steph Hoss

0262959911

**\$599,000+**

Combining location and the lifestyle, this sizeable two-bedroom apartment is a fantastic entry-level home for those wanting to seek the Inner South lifestyle or the savvy investor look to bolster their portfolio. Well-presented and spacious, as you enter the home you are greeted with a large open living and dining area with a full sized kitchen. Ample windows and sliding doors flowing out onto the large sunny courtyard with established hedges for greenery and privacy. Finished in neutral tones, the kitchen is equipped with quality inclusions such as sleek white cabinetry, integrated stainless steel appliances, ample bench space and storage. The two bedrooms are generous in size, both equipped with built-in wardrobes. The bathrooms feature floor to ceiling tiles. There is also a handy European laundry with space for a washer and dryer. Offering the perfect blend of modern comfort, functionality, and privacy, the 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 an opportunity not to be missed. \* Spacious apartment with 82sqm of internal living \* Generous courtyards with 54sqm and 24sqm \* 2 bedroom, 1 bathroom and 1 car space apartment \* Spacious open-plan design flows seamlessly onto sunny courtyards \* Refreshed with a modern feel throughout \* House size kitchen with ample bench space and quality appliances \* Large main bedroom with built-in wardrobe \* Second bedroom with built-in wardrobe \* Two large courtyards perfectly located at either ends of the home \* Combined bathroom space with laundry \* Undercover car space with lockable brick storage area and visitor parking \* Located conveniently on the ground floor \* Reverse cycle split system \* 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: \$1,039pq (approx.) Rates: \$724pq (approx.) Land Tax: \$913pq (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.