

92/205 Narrabundah Avenue, Symonston, ACT 2609



Townhouse For Sale

Sunday, 23 June 2024

92/205 Narrabundah Avenue, Symonston, ACT 2609

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 326 m2

Type: Townhouse



Tammy Bush
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\$450,000 - \$475,000

Escape to a carefree lifestyle in the serene Sundown Villa community, where downsizing meets unparalleled comfort. Discover the allure of this newly built, spacious 3-bedroom home in Symonston, perfectly designed for those seeking tranquillity and convenience. As you step inside, be captivated by the expansive layout seamlessly connecting the kitchen and living areas. The well-appointed kitchen boasts ample cabinetry and quality kitchen appliances while the open living spaces are fantastic for hosting family and friends and with the reverse cycle air-conditioning, it will keep your living areas temperate year round. This villa offers two generously sized bedrooms and a media room/study, both of which bedrooms feature built-in robes. The spacious bathroom and ensuite both provide ample storage and a grab rail in the shower for added convenience. Opening the sliding doors in the lounge room, you will find a fantastic back deck accompanied by a secure and spacious yet low maintenance garden, serving as an ideal blank slate for any greenthumb. Through the kitchen you will walk into the separate laundry, filled with fantastic cabinetry and access to the backroom, it truly is the perfect mudroom. Sundown Villas boasts a rich history, beginning as a drive-in before transforming into a serene residential oasis in the late 80s. Revel in the tranquil ambience and resort-like amenities, including a tennis court, swimming pool, bistro, and playground. Embrace the freedom of downsizing without compromising on independence or features. This gorgeous home presents a rare opportunity to live luxuriously while maintaining close proximity to Canberra City, the outlet centre, the Fyshwick shopping precinct, and the captivating Kingston Foreshore.

Features:

- Over 50's preferred
- No finance (cash buyer only)
- Brand new property
- Capital gains kept by resident
- Commonwealth Rental Assistance for eligible homeowners
- No council fees
- No stamp duty
- No strata levies
- Purchasing property not land
- Roller blinds throughout
- Timber look flooring to living and dining
- Plush carpet in bedrooms
- Westinghouse electric oven and stove
- Linen press in laundry
- Gas hot water
- Security screendoors
- Rollerblinds throughout
- Generous powerpoints throughout
- Reverse cycle heating and cooling
- High ceilings with fans throughout
- Generous living and dining area
- Large laundry with yard access
- Single covered carport
- Gated community
- Pet friendly
- Fully covered deck
- Easy care yard with plant boxes
- Tennis court
- Pool
- Bistro

Essentials:

- Living area: 99m²
- Backyard area: 326m²
- Rates per week: \$198.65