

12/27 Leahy Cl, Narrabundah, ACT, 2604



Unit For Sale

Thursday, 18 July 2024

12/27 Leahy Cl, Narrabundah, ACT, 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit

Sun Filled Elevation with Panoramic Views

Step into this beautifully renovated, sun-drenched apartment on the top floor of the "Lorient" complex. With breathtaking panoramic 180-degree views, this spacious residence is a serene retreat, perfect for both owner-occupiers and savvy investors.

Thoughtfully designed, the apartment features an expansive living and dining area adorned with chic plantation shutters, seamlessly leading to an oversized balcony. The renovated kitchen is a chef's dream, boasting sleek stone benchtops, full sized pantry, quality appliances and abundant storage. Engineered ash oak floorboards span the entirety of the apartment, adding a touch of modern sophistication.

The two light-filled bedrooms offer ample storage with built-in robes. The master bedroom offers a private retreat with a well-appointed ensuite, and both the ensuite and the main bathroom have been meticulously renovated to the highest standards.

Ideally located, this apartment is just moments away from the vibrant hubs of Manuka and Kingston, and a short drive from Woden Shopping Plaza and Canberra Hospital. Proximity to top educational institutions like Red Hill Primary, Canberra Grammar, and the sought-after Narrabundah College makes this an ideal location for families seeking convenience and quality.

Embrace the easy lifestyle and unparalleled views that this exceptional property offers.

- * Spacious two-bedroom, two-bathroom apartment in boutique development of only 24 units
- * Sweeping 180-degree panoramic views from the elevated top-floor position
- * Modern kitchen equipped with sleek stone benchtops
- * Large open plan living and dining with engineered timber floorboards
- * Plantation shutters on most windows and doors, enhancing the elegant aesthetic and controlling light flow
- * Oversized balcony perfect for outdoor relaxation and entertaining
- * Light-filled bedrooms with ample built-in storage and a master bedroom with a luxurious ensuite
- * Ensuite and main bathroom have been renovated to the highest standards,
- * Convenient single car space for ease and peace of mind
- * Ideally located near the vibrant hubs of Manuka, Kingston, Woden Shopping Plaza, Canberra Hospital
- * In zoning for top educational institutions like Red Hill Primary, Canberra Grammar, and Narrabundah College

Strata: \$2,321pq (approx.)

Rates: \$697pq (approx.)

Land Tax: \$983pq (approx. if rented out)

EER: 4.0

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