

**26/45 Leahy Cl, Narrabundah, ACT, 2604**



**Unit For Sale**

Thursday, 19 September 2024

26/45 Leahy Cl, Narrabundah, ACT, 2604

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

## 2 separate living areas with views.

What you see:

Space to grow and thrive in the inner-south.

What we see:

House alternative offering more space and a better view.

See more:

Quiet, maintained and landscaped complex with pool

Overlooking the golf course to the east for brilliant sunrise views

2 versatile separate living spaces both with 180 degree views

Upper living space opening to a large uncovered balcony drawing the view and sunlight into the heart of the home

Large modern kitchen with ample workspace, also in main open-plan living area

Further family living space downstairs opening to a large balcony

2nd living area large enough for multiple uses, currently a living room plus segregated study

Downstairs balcony fitted with secure pet-safety netting for peace of mind

Main bedroom on ground floor

Spacious ensuite bathroom

Full-size 2nd and 3rd bedrooms upstairs with large windows

Reverse cycle air conditioning for heating and cooling

Built-in European laundry situated within main bathroom

Large under stairs storage

Double, lock-up garage with remote, situated directly below unit with direct access via stairs

Pet friendly

Complex popular with owner occupiers

Living: 145m<sup>2</sup> (excluding balconies)

EER: 4.0

Strata: \$1,683 per quarter (including sinking funds)

Rates: \$651 per quarter

Land Tax: \$907 per quarter (only applicable if rented)

Rental Appraisal: \$650 - \$680 per week

Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.