

61/39 Jerrabomberra Avenue, Narrabundah, ACT 2604



Unit For Sale

Saturday, 29 June 2024

61/39 Jerrabomberra Avenue, Narrabundah, ACT 2604

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 61 m2

Type: Unit



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\$395,000+

Nestled in a sought-after location, this ground floor apartment offers a tranquil retreat with modern comforts. Enjoy the convenience of urban living while relishing in the serenity of a private courtyard. Upon stepping inside, natural light floods the open plan layout, accentuating the floating timber flooring and earthy colour tones. The kitchen boasts a sleek stone island bench perfect for both meal preparation and entertaining. Equipped with electric cooking appliances, a dishwasher, and ample storage in the pantry and cabinets, it invites culinary adventures and shared meals. The spacious bedroom is a well-appointed bedroom with extensive built-in robes to ensure comfort and relaxation. The bathroom features modern amenities for a soothing retreat after a long day. Outside, the vast north-facing courtyard offers a sun-drenched haven for outdoor dining and leisure. With lift access to a secure car space, convenience meets accessibility seamlessly. This apartment enjoys a prime location with easy access to Manuka Village, the Parliamentary Triangle, and Canberra CBD. It's within walking distance to Narrabundah Shops and Narrabundah College, making it an ideal home for urban professionals and young families alike.

The Perks:

- Ground floor open plan design
- Private entry
- Vast paved courtyard
- European laundry and linen closet
- Roller blinds, floating timber flooring, and earthy colour tones
- Stone island benchtop, full pantry, plenty of overhead and under bench cabinets and draws
- Electric cooking appliances
- Reverse cycle heating and cooling
- Bedroom with extensive built-in robes
- North-facing rear courtyard
- Sun-drenched living spaces
- Single, access-friendly car space with lift access
- Short commute to Manuka Village, Parliamentary Triangle, and Canberra CBD
- Access and catchment for quality schooling
- Walking distance to Narrabundah Shops and Narrabundah College

The Numbers:

- Internal living: 61m²
- Balcony or Alfresco: 25m²
- Carpark: 16m²
- Total size: 102m²
- EER: 6.0
- Rates: \$532 per quarter approx
- Strata: \$1698 per quarter approx
- Land Tax: \$661 per quarter approx (if rented)
- Currently leased: 14 November 2024 as