

9/44 Jerrabomberra Ave, Narrabundah, ACT, 2604



Apartment For Sale

Thursday, 14 November 2024

9/44 Jerrabomberra Ave, Narrabundah, ACT, 2604

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Joe Kaltoum

Spacious Living and Lifestyle

This spacious ground floor apartment within the popular Madison complex situated in a great location adjacent from the Capital Golf Course and a short walk to Narrabundah College. You will be impressed with all the modern conveniences that the Madison offers including a swimming pool, tennis court, gym and BBQ area, everything you need to entertain family friends.

Space is key in this well designed apartment including 2 seperate living areas, large kitchen with plenty of bench space as well as 2 courtyards off both living area. The layout also provides more privacy with two large bedrooms on either side of the apartment, both with built-ins, an ensuite to the main and bathroom, laundry and separate toilet, an easy access to the second bedroom.

Features include:

- Two seperate living areas
- Two large bedrooms with built-ins
- Ensuite to master bedroom
- Generous kitchen with plenty of bench space and cupboards
- Main Bathroom with laundry and separate toilet
- Front and rear courtyards
- Reverse cycle air conditioner
- Secure car space
- Pool, gym, tennis court and BBQ area

Total Area - 145sqm

Internal Living - 86 sqm

Courtyards - 46sqm

Car Space - 13 sqm

Rates - \$2663.27 pa

Strata levy - \$1,223.17 pq

Water - \$201.07 pq

Land tax (investment only) - \$889.41 pq