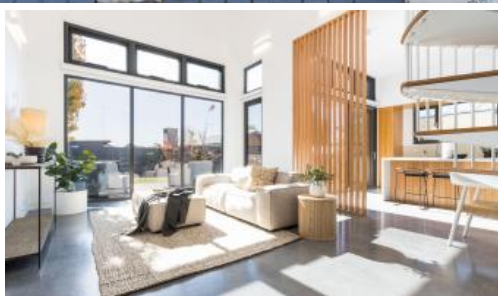


Sold



34 Kathleen St, Queanbeyan



## Federation reborn with contemporary extension.

SOLD Through Openn Negotiation!

This home is absolutely beautiful, it successfully blends a contemporary extension with its original Federation features. Oozing lifestyle features and positioned perfectly in a quiet sort after location **34 Kathleen Street** is remarkable. Its rare to find a home of this quality and located here around the corner from Queanbeyan River walkways and parks.

The neutral colour scheme blends walls into high ceilings with feature federation ceiling roses. original white gloss timber windows combine with periodic ceilings in bedrooms and the front lounge room has a lovely fireplace and mantle.

The family room is north facing across the rear garden. The design is breathtaking, the kitchen bench waterfalls to polished cement flooring, open timber panelling divides but successfully provides sight through to the lounge which in turn creates a spacious feel. Then it opens out to the rear hardwood decking and low maintenance garden.

3 bedrooms are located on the ground floor, the master bedroom has bespoke wardrobes and a modern sleek ensuite. The bedrooms are a really good size and offer a sanctuary for each family member. A spiral staircase leads from the main family room to a loft storage area but used as a retreat and is spacious and roomy . To the rear of the property is a funky renovated shed, hardwood panelling has combustion fireplace and loft which also could be the dream space for the older kids saving for their first home.

The owners have dedicated years to replenishing the heritage of the home. Staying sympathetic to Federation features but carefully blending a contemporary and modern feel to the rear extension. A masterpiece of joinery and textural combinations.

3 2 2 620 m2

Price	SOLD
Property Type	Residential
Property ID	716
Land Area	620 m2
Floor Area	249 m2

### Agent Details

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**EstateRealty**

EstateRealty is pleased to offer the property to the market for sale. Please contact **Ben Stevenson** on **62973555** for further details or visit one of our open homes.

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