



**7, 44 Carrington St, Queanbeyan East**



## Beautiful Townhouse Great Location!

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.

Situated on Carrington Road in Queanbeyan, is this tidy and updated 3 bedroom, with ensuite townhouse. It features a tidy and well laid out kitchen with gas cooking facilities and stainless-steel dishwasher along with ample storage for all your kitchen appliances. Downstairs there is a handy extra toilet just off the large laundry.

There is storage under the staircase that leads upstairs to the three bedrooms, and recently renovated bathroom which includes a shower and separate bath. The private master bedroom has a walk-in robe and Foxtel connection. It also boasts a beautifully renovated ensuite, with a large shower. The second bedroom has a large inbuilt wardrobe. It also features a lovely balcony that looks out onto the well-maintained townhouse complex. All three bedrooms are carpeted, and the townhouse is air conditioning and heating throughout.

Downstairs you will find a large living area that has NBN connected and opens up into the kitchen. Just outside the kitchen is a great sized courtyard that would be perfect for entertaining any day of the week.

This townhouse also has a lock up garage and comes with a parking space out the front of the townhouse.

Strata Rates \$894.18 per Quarter (Water included)

Estimated rent \$520 pw

Council rates \$506 Per Quarter

This townhouse offers the lucky new owners a low maintenance and convenient

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<b>Price</b>	SOLD for \$575,000
<b>Property Type</b>	Residential
<b>Property ID</b>	799

### Agent Details

Ben Stevenson - 0467 046 637

### Office Details

Southern NSW  
South Eastern & Southern Highlands  
Nsw, NSW, 2621 Australia  
0467046637

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lifestyle with its two courtyards. It's set in a low rise brick block, close to Molonglo Gorge Nature Reserve, schools and shops. This property is part of a strata title community complex, giving that extra space around the homes. This a must to inspect so don't hesitate to give Ben a call.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.