



## Crestwood, 2/5 Arthur Street

### Modern Elegance and Everyday Convenience

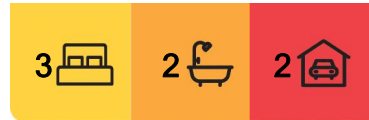
Auction Location: Coco Republic —Canberra Centre

Discover a sanctuary of style and convenience at Amelia Gardens, a meticulously crafted double-level residence designed to elevate your lifestyle. This stunning home greets you with an expansive open-plan design that seamlessly merges the living, dining, and kitchen areas, creating a harmonious flow perfect for both everyday living and entertaining. The home's sleek tiled flooring, paired with soft, plush carpeting in the bedrooms, adds a touch of luxury to every step you take.

The generously sized master bedroom is a true retreat, complete with a luxurious ensuite and a walk-in robe that caters to all your storage needs. Each of the three additional bedrooms is equipped with built-in robes, ensuring ample space for everyone. Additionally, an upstairs study area offers a versatile space that can easily serve as a home office or a quiet reading nook.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/2BNMFHK](https://ljhooker.com.au/2BNMFHK)

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**LJ Hooker Canberra City**  
**(02) 6249 7700**

The heart of the home, the kitchen, is equipped with premium Omega appliances, including a gas cooktop, making it functional as it is stylish. The stone benchtops and contemporary tiled splashback add an extra layer of sophistication. Practicality is at the forefront with a walk-in laundry room, a conveniently located powder room on the ground floor, and internal access to a secure double garage, providing ease and efficiency for day-to-day living.

Comfort is paramount at Amelia Gardens, with ducted heating and cooling ensuring the perfect indoor climate year-round. Modern LED downlights and sleek roller blind window furnishings are featured throughout, adding a modern touch to every room. Freshly painted walls enhance the home's bright and welcoming atmosphere, while outdoor spaces are equally inviting. A wrap-around courtyard ideal for outdoor dining and relaxation complete this well-rounded home.

Amelia Gardens is perfectly positioned to offer you the best of both worlds—a tranquil retreat within easy reach of all the amenities you could need. Situated close to highly regarded schools such as Queanbeyan High School and Queanbeyan West Public School, and within walking distance to Riverside Plaza and the vibrant Queanbeyan CBD, you'll have convenient access to shopping, dining, and entertainment options. The area is rich in green spaces, with parks and ovals nearby, and early learning centres for young families. Commuting is a breeze with the Queanbeyan Train Station just minutes away, and essential services like the Queanbeyan District Hospital & Health Service are also close at hand.

Embrace the perfect balance of modern elegance and everyday convenience at Amelia Gardens—the home where your dream lifestyle awaits!

Features:

Development: Amelia Gardens

Double level townhouse

High ceilings

Open plan living, dining and kitchen

Tiled flooring throughout & carpet in the bedrooms

Large main bedroom with ensuite and walk-in robe

All 3 bedrooms upstairs with built-in robes

Additional study space upstairs

Omega gas cooktop

Stone benchtop

Tiled splash back

Ducted heating & cooling

Walk-in laundry room

Powder room on ground floor

LED downlights

Roller blind window furnishings throughout

Freshly painted

Water tank in backyard

Wrap around courtyard

Internal access to garage

Secure double garage with epoxy flooring

Under stair storage with access from garage

Pet friendly



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In proximity you will find- Queanbeyan High School, Queanbeyan West public school, Riverside Plaza and Queanbeyan CBD, various ovals and parks, early learning centres, Queanbeyan Train station and Queanbeyan District Hospital & Health Service

**Essentials:**

197m<sup>2</sup> of living

48m<sup>2</sup> courtyard

Rates: \$3,056.06 per annum (approx.)

Land Tax (investors only): \$per annum (approx.)

Strata: \$702.62 per quarter (approx.)

Rental estimate: \$640-\$660 per week

Age: 9 years (built in 2015)

## More About this Property

<b>Property ID</b>	2BNMFHK
<b>Property Type</b>	Townhouse

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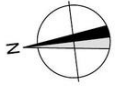
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Ground Floor



First Floor

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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