



8/24 Railway Street, Oaks Estate

Modern Townhouse Living with Space, Style & a Private Backyard

Set within the boutique Gillespie Park Villas, this beautifully presented three-bedroom townhouse offers an impressive combination of modern living, generous space and easy indoor-outdoor entertaining.

Built in 2020, the home has been thoughtfully designed across two levels, with light filled living spaces downstairs and three well-proportioned bedrooms plus a versatile rumpus/study upstairs. At the center of the home is the open plan kitchen, living and dining area. The kitchen features stone benchtops, a large walk-in pantry and quality AEG appliances, including a gas cooktop, electric oven and dishwasher. The living area opens directly through glass sliding doors to the undercover pergola and private backyard, creating an ideal space to entertain, relax or enjoy a quiet afternoon outdoors.

Upstairs, the generous master bedroom provides a peaceful retreat with a walk-in wardrobe, private ensuite and elevated outlook. The second bedroom also features a walk-in wardrobe, while the third bedroom includes a large built-in wardrobe with mirrored sliding doors.

3 2 2

AUCTION

Sat 10th Oct @ 9:00AM

VIEW

Thu 24th Sep @ 12:00PM - 12:30PM

AGENTS

Murhaf Al Daraan
0426 848 464
maldaraan@ljhbelconnen.com.au

Robert Murphy
0414 734 185
rmurphy@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen
(02) 6251 1477

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.



A separate upstairs rumpus/study adds another layer of flexibility, whether you need a home office, kids' retreat or additional living space.

The main bathroom is equally well appointed, featuring a full-sized bathtub, separate shower, floating vanity and separate toilet. Downstairs, a powder room and separate laundry add everyday convenience.

Outside, the private backyard is one of the home's standout features, with an undercover pergola, established garden and lawn providing plenty of room for entertaining, children or simply enjoying the outdoors.

Completing the home is a secure double lock up garage with internal access, ducted reverse cycle heating and cooling, timber look flooring downstairs, quality carpet upstairs and excellent storage throughout.

Located close to local parks, playgrounds, shops, cafes and Queanbeyan Train Station, while offering easy access to Queanbeyan, Canberra's CBD, Canberra Airport, Majura Park and Fyshwick, this is a home that combines modern comfort with everyday convenience.

Property highlights:

- Modern three-bedroom, two-storey townhouse
- Built in 2020
- Master bedroom with walk-in wardrobe and ensuite
- Second bedroom with walk-in wardrobe
- Third bedroom with built-in wardrobe
- Separate upstairs rumpus/study
- Open-plan kitchen, living and dining
- Stone kitchen benchtops and walk-in pantry
- AEG appliances including gas cooktop, oven and dishwasher
- Ducted reverse-cycle heating and cooling
- Main bathroom with bathtub and separate shower
- Downstairs powder room
- Separate laundry with outdoor access
- Private backyard with undercover pergola
- Established gardens and lawn
- Double lock-up garage with internal access
- Convenient location close to parks, shops, cafes and transport

- Property Size: 164sqm | Living: 156sqm | Garage: 38sqm
- EER: 6.0
- Rates: \$2,255 p.a.
- Body Corporate: \$2,122 p.a.
- Land Tax: \$2,440 p.a. (investors only)

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

EER ★★★★★★

MORE DETAILS

Property ID	HP18ZF8H
Property Type	Townhouse
House Size	163 m2
EER	6
Including	Ducted Cooling Ducted Heating Alarm Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Remote Garage

Murhaf Al Daraan 0426 848 464

Sales Agent | maldaraan@ljhbelconnen.com.au

Robert Murphy 0414 734 185

Sales Agent | rmurphy@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617
belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au





8/24 Railway Street, Oaks Estate

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.