

## Queanbeyan East, 6/7 Ford Street

### Split the Difference

LJ Hooker Queanbeyan | Jerrabomberra | Googong is excited to present for sale 6/7 Ford Street.

Positioned just moments from the Queanbeyan River and within easy walking distance to public transport and the main shopping precinct, 6/7 Ford Street offers an enviable lifestyle of convenience and comfort.

Spread over three levels, this well-designed townhouse features a large open-plan lounge/dining area off the kitchen, complete with electric cooking, a double sink, generous cupboard space, and ample bench space. Gas heating across the dining and living levels ensures you stay cosy throughout the cooler months.

The second level presents a versatile family room with soaring high ceilings, flowing onto a private balcony with stunning views over East Queanbeyan. Upstairs, two generously sized



**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**  
\$570,000

**View**  
[ljhooker.com.au/CSYHXS](http://ljhooker.com.au/CSYHXS)

**Contact**  
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[peter.stumbles@ljhooker.com.au](mailto:peter.stumbles@ljhooker.com.au)

**LJ Hooker Queanbeyan |**  
**Jerrabomberra | Googong**  
**02 6297 3333**

bedrooms both feature built-in robes, while the beautifully renovated bathroom boasts a full-sized bathtub, separate shower, and excellent storage, all finished in stylish, neutral tones.

Storage is a standout, with a large storage room (including shelving) off the double carport, an under-stair storage area in the entry, and a linen cupboard on the bedroom landing. The well-sized laundry offers a convenient powder room and access to a private courtyard, featuring a low-maintenance garden and gate access to the rear.

The tri-level design offers multiple living zones and flexibility for a range of buyers. Located centrally near shops, the river, and public transport, this property is perfect for first-home buyers, downsizers, or investors seeking a move-in ready opportunity.

QPRC Rates approx. \$663/qtr

Strata Levies approx. \$760/qtr

There is more than meets the eye with this fantastic townhouse - ready for its new owners now.

Contact us today to arrange your inspection.

## More About this Property

<b>Property ID</b>	CSYHXS
<b>Property Type</b>	Townhouse
<b>Including</b>	Courtyard Balcony Built-in-Robes Area Views Close to Schools Close to Shops Close to Transport

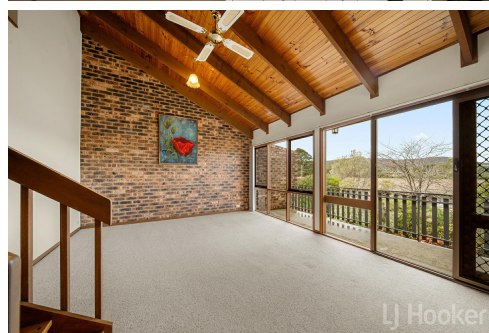
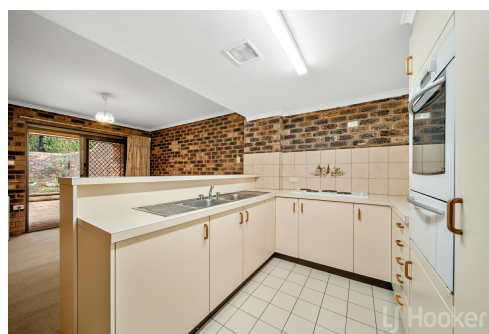
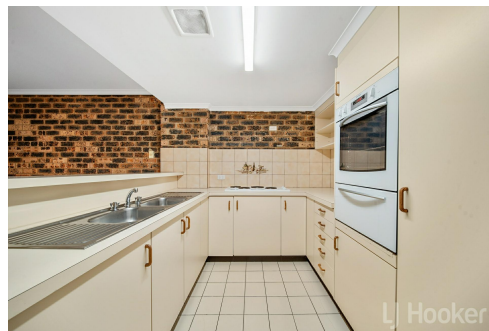
**Peter Stumbles 0418 630 002**

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Approx. total area: 108m<sup>2</sup>  N

*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.*