



11/52 Trinculo Place, Queanbeyan East




## Riverside Living in Queanbeyan East

LJ Hooker Queanbeyan | Jerrabomberra | Googong is proud to present for sale 11/52 Trinculo Place.

Ideally located in a quiet complex just moments from the Queanbeyan River, golf course, and town centre, this two-bedroom unit is the perfect opportunity for buyers looking to secure a well-sized home with plenty of potential.

Positioned on the middle floor, the property enjoys two balconies with leafy surrounds. The layout includes an open-plan living and dining space, a kitchen that was updated some years ago and still presents well, and two bedrooms both complete with built-in robes. The bathroom remains in original condition, featuring a separate shower and bathtub, providing great scope for a modern renovation.

Practical inclusions such as an internal laundry, a single undercover carport, and a secure lock-up storeroom add further appeal. With its convenient position close to parks, schools, and easy access to Canberra, this unit offers a great chance to add value through improvements while enjoying a sought-after location.

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**FOR SALE**  
353000

### AGENTS

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### AGENCY

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| Googong  
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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.

 **LJ Hooker**

More details:

- Two bedrooms with built-in robes
- Open plan living and dining area with balcony access
- Updated kitchen with good storage and bench space
- Original bathroom with separate shower, bathtub, and toilet
- Internal laundry
- Two balconies with leafy outlooks
- Single allocated undercover carport
- Lockable storeroom

Quiet, well-maintained block. Walking distance to public transport, Queanbeyan River, Wright Park, and golf course. Short drive to Queanbeyan CBD, shops, schools, and eateries + Easy access to arterial roads into Canberra, Airport, and surrounding suburbs

Living Size: 59m<sup>2</sup> Approx.  
2 x balcony's: 5.35m<sup>2</sup> Approx.  
Storeroom: 5.37m<sup>2</sup> Approx.  
Carport: 24.23m<sup>2</sup> Approx.

Year Built: 1975

Approx. Council Rates: \$612 per quarter  
Approx. Strata Levies: \$810.44 per quarter

### MORE DETAILS

Property ID	D1THXS
Property Type	Unit
House Size	64.35 m2
Including	Balcony Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport Openable Windows River Views

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Approx. total area: 52m<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.*