



## Queanbeyan East, 20/48 Trinculo Place

### Two Bedroom Riverside Unit



LJ Hooker | Queanbeyan | Jerrabomberra | Googong is delighted to present for sale 20/48 Trinculo Place.

Located on the second floor, this North-facing unit opens to a sun-filled lounge room featuring practical vinyl plank flooring and a split system air conditioning unit to ensure comfort in every season.

Merging with a meals area the updated kitchen provides a functional layout with ample cupboard space, electric oven and stove top.

In the bedrooms buyers will find built-in robes and no shared common walls, a great advantage of the outer corner unit location.

A well sized laundry leads to the functional bathroom which boasts separate shower and

**For Sale**  
\$355,000

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

**Contact**  
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[michael.dyer@ljhooker.com.au](mailto:michael.dyer@ljhooker.com.au)



**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.

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**02 6297 3333**

bathtub.

Parking is a breeze with one allocated carport, accompanied by a small storage room to stow away belongings.

Situated alongside the picturesque Queanbeyan River, this gem offers comfort and practicality just moments away from the bustling main shopping precinct.

Living including balcony 68m<sup>2</sup>

Car space 16m<sup>2</sup>

Storage room 5m<sup>2</sup>

TOTAL 89m<sup>2</sup>

QPRC Rates approx. \$570/qtr

Strata Levies approx. \$770/qtr

Don't miss the opportunity to make this riverside gem your next investment or your first home, call our office today for your private viewing.

## More About this Property

<b>Property ID</b>	CTZHXS
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Balcony Built-in-Robes Close to Schools Close to Shops

**Michael Dyer 0438 174 400**

Sales Executive | michael.dyer@ljhooker.com.au

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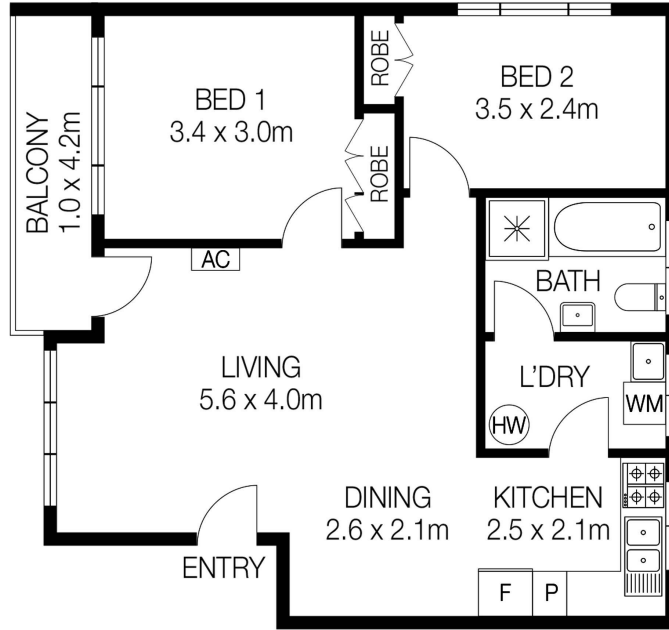
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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

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