



37/3A Stornaway Road, Queanbeyan

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## This One Has It All! Spacious, Sunlit & Stylish Apartment

**FOR SALE**  
\$480,000 - \$510,000

### AGENTS

Olivia Fairweather  
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### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

This apartment truly offers more than most. Offering the perfect blend of convenience and style, this centrally located & impressive 2-bedroom, 2-bathroom, 2-car property will not be around for long.

With a huge 83sqm of internal living space, the open-plan layout seamlessly integrates the large living, dining, and kitchen spaces. Beautifully updated with hardwood flooring, plantation shutters to bedrooms + block out rollers, and recently painted throughout - there is nothing to do here except pack your moving boxes.

The sunlit kitchen features stone benchtops, ample storage space and dishwasher. Both bedrooms are generously sized, each appointed with great sized built-in wardrobes. The modern bathrooms including ensuite and main, are finished with floor-to-ceiling tiles.

One of the standout features of this home is the private north facing balcony drenching the apartment in natural light. With sliding door access from the living room, it's perfect for effortless indoor-outdoor living.

There is so much on offer including features like split system heating

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 **LJ Hooker**

and cooling, a convenient Euro laundry and a central location that provides easy access to a range of amenities. Car accommodation is provided by secure side-by-side parking plus there is also visitor parking available for the convenience of guests.

All located in the best pocket of Queanbeyan with just a short walk to Riverside Plaza with Coles, cafés, bakery, medical services and restaurants plus just a short stroll to scenic riverside walking trails like the Queanbeyan Riverside Walk and the Mount Jerrabomberra loop.

This adorable unit is in immaculate condition and move in ready, do not miss your opportunity to secure a low maintenance property in the centre of town. Contact Olivia today to book your next inspection.

#### Key features:

- Immaculately presented 2-bedroom 2-bathroom 2-car apartment with lift access
- Easy-car living in a well-maintained complex
- Beautifully updated with hardwood flooring, plantation shutters to bedrooms + block out rollers, and recently painted throughout
- Generous open-plan layout with space for separate dining & lounge rooms
- Well-presented, sunlit kitchen with stone benchtops, ample storage space and dishwasher
- North facing living space opens out onto sunny balcony for seamless indoor-outdoor living
- Two generous bedrooms, each with built-in wardrobes
- Both bathrooms finished with floor to ceiling tiles
- Reverse cycle air conditioning for year-round comfort
- 2 side-by-side car spaces plus additional visitor parking
- Enjoy unbeatable convenience being located just minutes from Riverside Plaza with Coles, cafés, bakery, medical services and restaurants plus just a short stroll to scenic riverside walking trails like the Queanbeyan Riverside Walk and the Mount Jerrabomberra loop.
- Sold with vacant possession - move in ready!

#### Quick stats:

- Year built: 2009
- Internal living size: 83sqm approx. (not including balcony)
- Council Rates \$662pq approx.
- Body Corp: \$1283pq approx. per week
- Rental Estimate: \$575 - \$600 per week

#### MORE DETAILS

Property ID	35VCGCY
Property Type	Apartment
House Size	83 m2
Including	Air Conditioning

**Olivia Fairweather 0478 653 447**

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**LJ Hooker Gungahlin (02) 6213 3999**

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