






11 Surveyor Street, Queanbeyan

Classic Character In One of Queanbeyan's Most Tightly Held Locations

Set behind a white picket fence, this beautifully presented heritage-listed home captures the timeless character of early Queanbeyan architecture while offering the comfort and convenience of thoughtful updates. Positioned in one of the area's most tightly held and sought-after streets, the home sits on a generous 843sqm level block and enjoys a wonderful sense of space, charm and possibility.

Inside, the home immediately reveals its warmth and personality. High ceilings, ornate pressed metal ceilings, timber floors and quality carpets combine with feature brick fireplaces to create a home rich in period character. The spacious lounge room centres around a charming brick fireplace, with the hearth currently housing a gas heater for added warmth. Reverse cycle air conditioning also provides comfort throughout the seasons. The main bedroom features its own original brick fireplace, further enhancing the home's unique charm.

The renovated kitchen blends functionality with style and overlooks the backyard garden, and features a freestanding oversized gas stove, excellent cupboard space and a lovely outlook across the

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FOR SALE

Auction 11th April 10am

AGENTS

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AGENCY

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 **LJ Hooker**

private yard. French doors open from the living area to a sunny north facing deck and pergola, creating a perfect space for outdoor dining, relaxing with friends, or enjoying the garden. Accommodation includes three generously sized bedrooms and a renovated bathroom complete with a freestanding bath, enhancing the home's relaxed and welcoming feel.

Outside, the expansive 843sqm level block offers outstanding space and potential. The backyard is beautifully maintained and provides plenty of room for children, pets or future plans, with scope to extend the home over time if desired. There is a single carport, an enclosed workshop, generous side access and additional secure off-street parking.

The location is ideal. Queanbeyan Park sits at the end of the street, offering a picturesque green space with manicured gardens, mature trees and a gently flowing creek. It is a wonderful spot for walking the dog, picnicking with family or enjoying quiet time outdoors. From here, it is also an easy stroll into town to access cafes, restaurants and everyday amenities.

A rare opportunity to secure a charming heritage home in one of Queanbeyan's most desirable streets.

Features include:

- Heritage listed character home in a premium, tightly held location
- Charming street presence with white picket fence and roll-top verandah
- High ceilings and ornate pressed metal ceilings
- Timber floors and quality carpets
- Lounge room with feature brick fireplace
- Original brick fireplace in the main bedroom
- Reverse cycle air conditioning, plus a gas heater for added winter warmth
- Three large bedrooms
- Renovated bathroom with freestanding bath
- Renovated kitchen with oversized gas stove and excellent storage
- French doors opening to sunny north facing deck and pergola
- Generous 843sqm level block with well maintained gardens
- Excellent scope to extend the home in the future (subject to approvals)
- Single carport plus enclosed workshop
- Side access and additional secure off street parking
- Picturesque Queanbeyan Park located at the end of the street
- Easy walk to town centre, cafes, restaurants and local amenities

MORE DETAILS

Property ID	JZJ09
Property Type	House
Land Area	843 m2

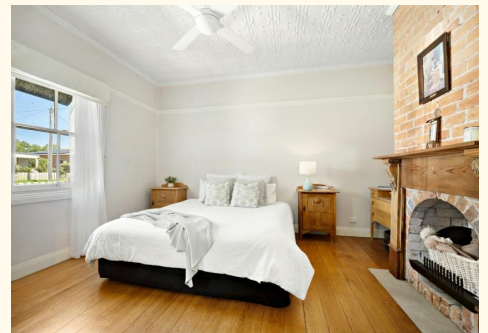
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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