



44 Derrima Road, Queanbeyan

## Timeless Character Blending with Modern Comfort — \$850,000 - \$880,000

Bursting with street appeal and timeless charm, this classic metal-roofed three-bedroom residence beautifully combines period character with modern updates.




Positioned on a level 600m<sup>2</sup> block, the home offers an exceptional opportunity for those seeking space, warmth, and convenience, just moments from Queanbeyan's CBD with easy access to Canberra.

Inside, stunning natural timber floorboards flow throughout, complemented by generous living zones including a welcoming lounge and family dining area, complete with an original open fireplace.

High ceilings and expansive windows framed in natural ash timber enhance the sense of space, filling the home with abundant natural light.

The well-appointed kitchen features a natural gas cooktop, under-bench oven, and ample cupboard and bench space, making it ideal for the home chef. The recently renovated bathroom is a standout, showcasing a modern design with shower, vanity, and full floor-to-ceiling tiling.

All three bedrooms are generously sized and include floor-to-ceiling

3  1  2 

**FOR SALE**  
\$870,000

### AGENTS

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### AGENCY

LJ Hooker Queanbeyan | Jerrabomberra  
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02 6297 3333

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

mirrored built-in robes, easily accommodating a full range of furnishings. Year-round comfort is assured with ducted evaporative cooling, ducted natural gas heating, and newly installed ceiling fans throughout.

Outdoors, the home continues to impress with off-street parking under a shade sail, along with additional space for multiple vehicles.

A versatile, detached and carpeted studio provides the perfect setting for a home office, hobby room, or teenage retreat. The covered front deck, positioned on the cool southern side of the home, offers an inviting space for relaxed entertaining.

The secure, grassed backyard is ideal for children and enjoys a desirable north-facing aspect.

Offered for sale due to the owners' upcoming relocation, this charming triple-fronted home presents a wonderful lifestyle opportunity. Inspections are highly recommended.

For further information or to arrange an inspection, contact Michael Dyer on 0438 174 400.

## MORE DETAILS

Property ID	DDJHXS
Property Type	House
Land Area	600 m2
Including	Toilets (2)

### Michael Dyer 0438 174 400

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

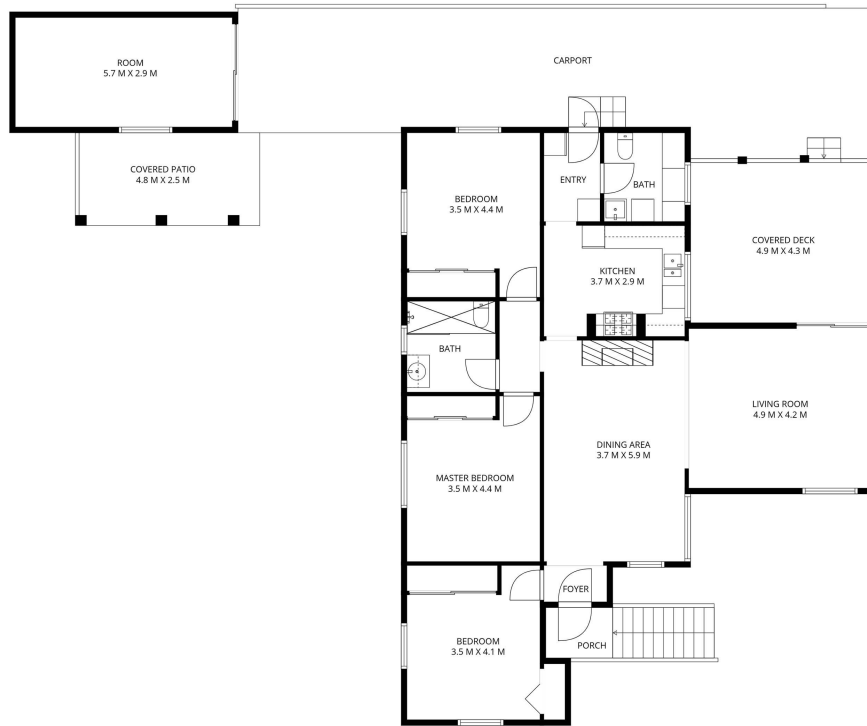
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Approx. total area: 140m<sup>2</sup>  N

*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.*

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