

90 Munro Road, Queanbeyan

Elevated Family Living with Dual-Level Flexibility and Stunning Views

Perched in an elevated, sun-drenched position, 90 Munro Road, Crestwood offers a rare combination of space, flexibility, and sweeping outlooks. This impressive light-filled residence is designed for modern family living, with a versatile layout that caters equally well to entertaining, relaxation, and potential dual occupancy.

Boasting five generous bedrooms and three well-appointed bathrooms, including a private master suite with ensuite, the home delivers comfort and privacy for the whole family. High ceilings and expansive living zones enhance the sense of space, while large windows capture natural light and the home's stunning elevated aspect.

At the heart of the home, the kitchen seamlessly connects to an upstairs balcony, creating an ideal space for entertaining or enjoying your morning coffee. Complete with stairs leading down to the garden, this elevated outdoor area enhances the home's indoor-outdoor flow and connection to the landscaped backyard.

5  2  2 

FOR SALE
\$910,000 - \$950,000

VIEW
Wed 10th Jun @ 5:00PM - 5:30PM

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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**

The thoughtfully designed lower level features its own living area, ensuite, and laundry, with direct garage access and seamless flow to the outdoor entertaining space-making it ideal for guest accommodation, extended family, or potential subletting opportunities.

Comfort is assured year-round with reverse cycle heating and cooling in the main living area, complemented by ducted heating and ceiling fans throughout the home.

Parking is abundant, with a double garage plus a double driveway providing space for up to four vehicles.

Outdoors, the multi-level garden is beautifully established, low maintenance, and bathed in sunlight. The spacious backyard offers plenty of room to add a pool or alfresco entertaining area, while a convenient side access and dedicated clothesline space add practicality.

Set in a highly sought-after, elevated location, this property combines lifestyle and convenience. Enjoy close proximity to quality local schools, Crestwood shops, parks and reserves, public transport options, and easy access to major arterial roads connecting you to surrounding suburbs and amenities.

Features:

- Elevated, high position with sweeping views
- Light-filled interiors with high ceilings
- 5 spacious bedrooms, including master with ensuite
- 3 well-appointed bathrooms
- Upstairs balcony flowing directly from the kitchen, with stairs leading down to the garden
- Versatile dual-level layout with potential for subletting or guest accommodation
- Downstairs living area with ensuite and separate laundry
- Direct garage access to lower level and outdoor entertaining space
- Reverse cycle heating and cooling in main living area
- Ducted heating and ceiling fans throughout
- Double garage plus double driveway
- Expansive, multi-level established garden
- maintenance landscaping with sunny aspect
- Spacious backyard with potential for pool or alfresco area
- Side access with dedicated clothesline space
- Ideal for entertaining with seamless indoor-outdoor flow
- Close to local schools, shops, parks, and public transport
- Easy access to major roads and surrounding amenities

Rates: \$872pq (approx.)

Block Size: 655sqm (approx.)

UV: \$398,000 (2025)

Year Built: 1970

Rental Appraisal: \$720 - \$820 pw

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

MORE DETAILS

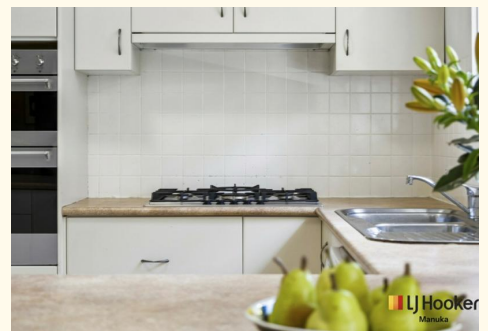
Property ID 1UMMFMF
Property Type House
Land Area 655 m2
Including Ensuite
Air Conditioning
Ducted Heating
Balcony
Outdoor Entertaining
Built-in-Robes

Samuel Thompson 0412 300 774

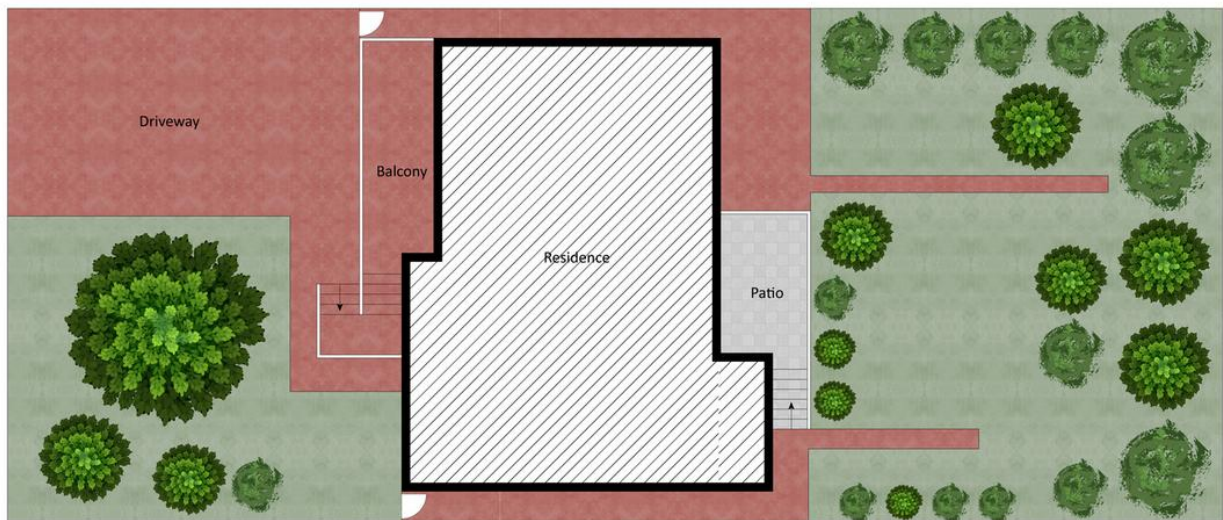
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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