



14/41 Carinya Street, Queanbeyan

## LOCATION, LIFESTYLE AND LIVEABILITY

Perfect for the modern family, this townhouse is immaculately presented, bright and airy with new carpet throughout, and a spacious floorplan offering a rare combination of low maintenance lifestyle whilst still plenty on living and entertaining space.

With neutral tones and modern fixtures and fittings throughout, you will be pleasantly surprised by just how much is on offer. At the heart of this home is an open plan living and dining area, with reverse cycle unit and large glass sliders opening to the spacious rear courtyard, bringing the outdoors in for endless entertaining opportunities. The kitchen provides a thoughtfully laid out space, with ample bench and storage space, stainless steel electric oven and cooktop plus dishwasher.

Accommodation is provided in the form of three generous sized bedrooms, all located upstairs and all with built in robes and an individual reverse cycle unit per room, the master with ensuite. Both the bathroom and ensuite are neutral in design and the main bathroom includes a bath.

There is a single car garage with internal access and electric roller

3  2  2 

**FOR SALE**  
\$650,000 - \$660,000

### AGENTS

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### AGENCY

LJ Hooker Woden | Weston  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

door, conveniently hosting laundry facilities and an extra WC to service the lower level of the home. An additional allocated carspace is located close by. With rental potential of up to \$600 per week, this is an ideal investment or future proof purchase. Minutes away from the Queanbeyan CBD, Hospital and arterial roads plus quality schools and parks, this is an opportunity not to be missed.

Features include:

- Inviting three-bedroom townhouse
- New carpet throughout
- Large open plan living, dining and kitchen area
- Sleek modern kitchen with ample bench and storage space, stainless steel electric oven and cooktop plus dishwasher.
- Ensuite to master bedroom, separate bathroom with bath
- Reverse cycle heating and cooling units in two bedrooms
- Private rear courtyard with low maintenance gardens
- Single car garage with remote and internal access plus additional allocated carspace
- Laundry and additional WC within garage

Living size: 105m<sup>2</sup> (approx.)

Rates: \$763.97 p.q (approx.)

Construction: 2011

Body corporate: \$397.75 admin + \$75 sinking p.q (approx.)

## MORE DETAILS

Property ID	JSFH5W
Property Type	House
House Size	105 m <sup>2</sup>

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
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### Emma Irwin 0422415008

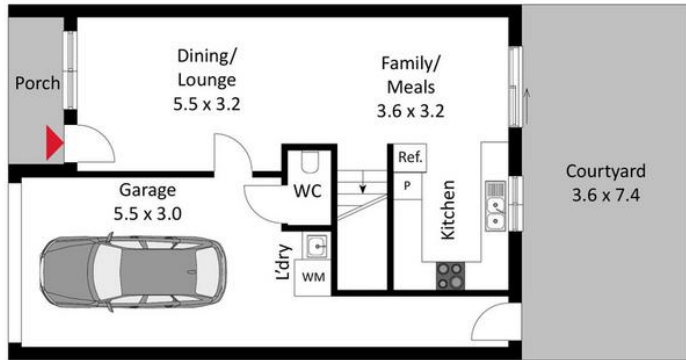
Sales Consultant to Jane Macken |  
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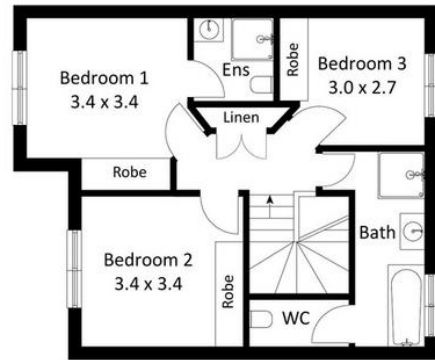
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Ground Floor



First Floor



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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