



## Queanbeyan, 11/37 Derrima Road

### Ease and Comfort

LJ Hooker Queanbeyan | Jerrabomberra | Googong is delighted to present for sale 11/37 Derrima Road.

Discover the perfect blend of comfort and convenience in this beautifully maintained single-level townhouse, ideally located in the heart of Queanbeyan. Just moments away from the main shopping district and offering direct access to Canberra, this property promises a lifestyle of ease and accessibility.

As you step inside, you're welcomed by an open lounge room that seamlessly flows into the dining area, creating a spacious and inviting atmosphere.

The adjacent kitchen is well-equipped with ample bench space and a gas cooktop/oven, perfect for preparing meals and entertaining.



**For Sale**  
\$585,000

**View**  
[ljhooker.com.au/C4MHXS](https://ljhooker.com.au/C4MHXS)

**Contact**  
**Jonathon Stumbles**  
0418 162 701  
[jon.stumbles@ljhooker.com.au](mailto:jon.stumbles@ljhooker.com.au)



**Disclaimer:** 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 Queanbeyan |**  
**Jerrabomberra | Googong**  
**02 6297 3333**

Down the hallway, you'll find a well-appointed family bathroom featuring a full-sized bathtub and a separate toilet for added convenience.

The three generously sized bedrooms all come with built-in wardrobes, providing practical storage solutions. Additional storage is available with a large linen press, ensuring that space is never an issue.

The sun-drenched rear courtyard, with its North-facing aspect, offers the perfect spot to relax and unwind. The low-maintenance gardens add to the appeal, making this property easy to care for and enjoy.

A single lock-up garage provides secure parking and offers direct access to the backyard. The property also features ducted reverse cycle heating and cooling, ensuring year-round comfort.

QPRC Rates approx. \$798/qtr

Strata Levies approx. \$767/qtr

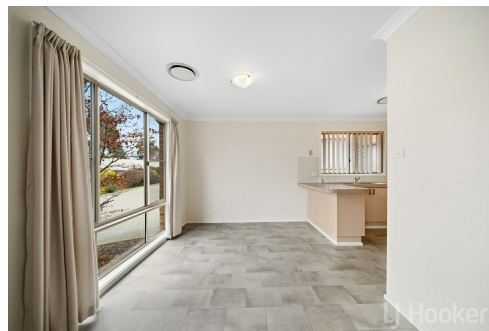
Whether you're a first-time buyer, looking to downsize, or seeking a quality addition to your investment portfolio, this townhouse is a must-see. Don't miss the opportunity to secure a central Queanbeyan gem that offers both comfort and convenience.

## More About this Property

Property ID	C4MHXS
Property Type	Townhouse
Including	Air Conditioning Courtyard Built-in-Robes Close to Shops Close to Transport

**Jonathon Stumbles 0418 162 701**  
Sales Manager | [jon.stumbles@ljhooker.com.au](mailto:jon.stumbles@ljhooker.com.au)

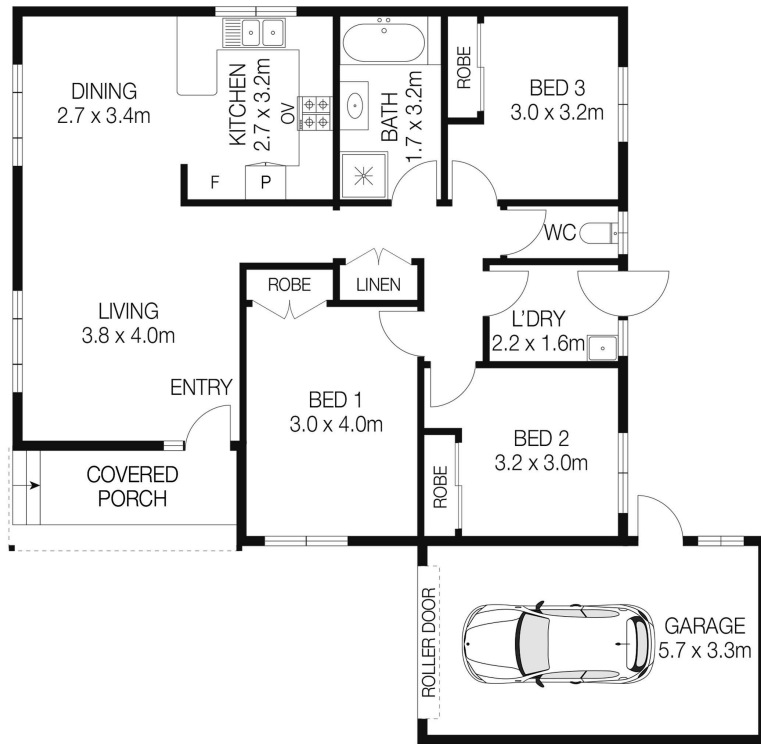
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Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.  
The information herein is gathered from sources we believe to be reliable.