






2/61 Cooma Street, Queanbeyan

Boutique Luxury Living - Rare Offering in an Exclusive Enclave with Bonus Rumpus Room/Study

Positioned within an exclusive boutique complex of just five residences, this impeccably appointed townhouse presents a rare and time-sensitive opportunity to secure refined, low-maintenance living in a tightly held setting. Showcasing an exceptional blend of contemporary elegance, quality craftsmanship and thoughtful design, the home has been curated for those who value both style and substance. Generous proportions, premium fixtures and fittings, and a highly versatile floorplan are complemented by a light-filled, neutral palette that amplifies space and sophistication throughout. Opportunities of this calibre are seldom offered and highly sought-after - prompt inspection is strongly recommended.

The ground floor is dedicated to relaxed living and entertaining, with soaring high 2.7m high ceilings and an open plan living and dining area that flows effortlessly to the north-facing courtyard. With the rear orientation capturing beautiful northerly sunshine, the outdoor space becomes a warm and inviting extension of the living area - perfect for

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FOR SALE
\$795,000 - \$830,000

VIEW
Sat 23rd May @ 9:00AM - 9:30AM

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

entertaining, relaxing or enjoying year-round natural light. At the heart of the home, the contemporary kitchen combines quality appliances with thoughtful design, featuring a Bosch oven and cooktop, generous bench space and a walk-in pantry for excellent storage. A convenient powder room on the lower level adds practicality for guests.

Upstairs, three well-sized bedrooms provide comfortable accommodation, including a spacious master retreat complete with walk-in robe and private, elegant ensuite. Adding exceptional flexibility to the layout is a separate study or rumpus room on the upper level, ideal as a home office, children's playroom, media space or additional living area to suit the evolving needs of modern family life. The main bathroom has been designed with the same quality as the ensuite, including spacious walk-in shower and separate, full-sized bath.

Ideally located within easy walking distance of Riverside Plaza, Queanbeyan Park and Showground, as well as local clubs, cafés and restaurants, lifestyle and entertaining options are plentiful and only a short stroll away. The home also enjoys close proximity to the hospital and a selection of quality schools - making it a superb lifestyle opportunity in a highly convenient setting. Comfort is provided with ducted reverse cycle heating and cooling, plus the double garage with internal access, garden shed storage and electric heat pump hot water complete the picture.

Move in ready with nothing left to do but enjoy - this as new, modern townhome has been built with comfort and quality in mind, combined with a location that ensures ultimate convenience.

Features:

- Boutique complex of only 5 townhouses
- As new condition with high quality fixtures and fittings throughout
- Three upstairs bedrooms including master with walk-in robe and ensuite
- Additional upstairs study or rumpus room offering excellent versatility
- Light-filled open plan living and dining area with 2.7m high ceilings
- North-facing rear courtyard capturing beautiful natural sunlight
- Contemporary kitchen with Bosch oven and cooktop
- Walk-in pantry providing excellent storage
- Downstairs powder room for guests
- Ducted reverse cycle heating and cooling throughout
- Bright, neutral colour palette throughout
- Double garage with internal access
- Garden shed storage
- Electric heat pump hot water
- Walking distance to Riverside Plaza, Queanbeyan Park & Showground
- " Close to clubs, cafés, restaurants, hospital and quality schools

Living size: 129m² living + 36m² garage (approx.)

Rates: \$752 per quarter

Body corporate: \$973.75 per quarter

Construction: 2020

MORE DETAILS

Property ID JTVH5W
Property Type Townhouse

Jane Macken 0408 662 119

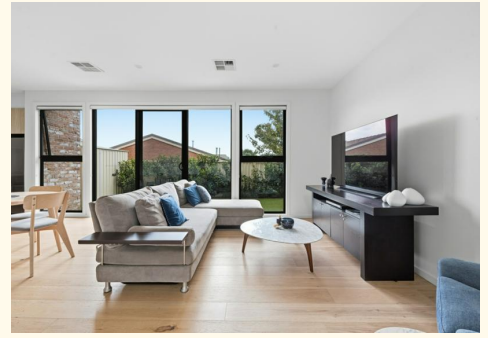
Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

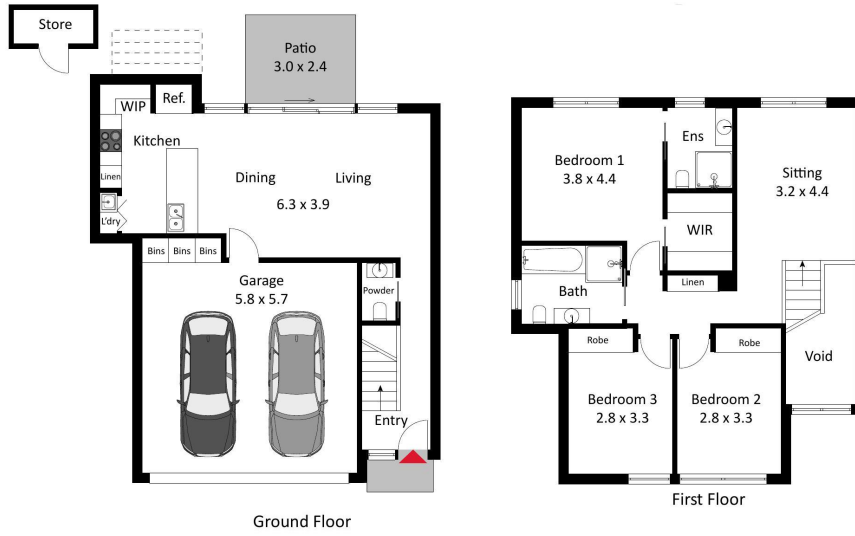
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.