

## Queanbeyan, 2/13-17 Carinya Street

### A Beginners Winner!

LJ Hooker Queanbeyan | Jerrabomberra | Googong is thrilled to present for sale 2/17 Carinya Street.

Nestled in a fantastic location only minutes to a host of local amenities, this affordable, first floor, 3 Bedroom unit is perfect for investors or first home buyers.

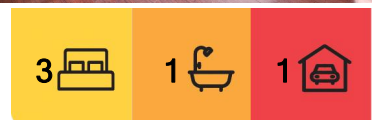
This well-appointed unit has a spacious living area fitted with split system air conditioning and opening onto the large balcony.

The updated kitchen offers adequate bench and cupboard space as well as eclectic oven and cooktop.

All Three bedrooms are well sized with built in wardrobes allowing for ample storage and have plenty of natural light.



**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.



**For Sale**  
\$410,000

**View**  
[ljhooker.com.au/CCXHXS](http://ljhooker.com.au/CCXHXS)

**Contact**  
**Michael Dyer**  
0438 174 400  
[michael.dyer@ljhooker.com.au](mailto:michael.dyer@ljhooker.com.au)

**LJ Hooker Queanbeyan |**  
**Jerrabomberra | Googong**  
**02 6297 3333**



A spacious bathroom features vanity storage, large separate shower recess and internal laundry facilities.

Car accommodation is a large lock up garage, a huge benefit for unit/apartment living.

This unit is in excellent condition, has wonderful long-term tenants who would like to stay, however for the owner occupiers, vacant possession is available.

Living: 62m<sup>2</sup>

Balcony: 10m<sup>2</sup>

Garage: 22m<sup>2</sup>

TOTAL: 94m<sup>2</sup>

QPRC Rate approx. \$615/qtr

Strata Levies approx. \$765/qtr

Situated just a short stroll from the Queanbeyan bus interchange, this property presents an enticing opportunity for a variety of buyers seeking convenience and lifestyle. Don't miss out —schedule your inspection today and experience the charm and functionality this home has to offer.

Agent declares interest.

## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | CCXHXS  |
| <b>Property Type</b> | Unit  |
| <b>Including</b>     | Air Conditioning<br>Balcony<br>Built-in-Robes |

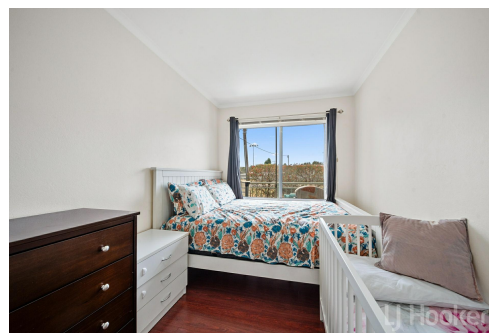
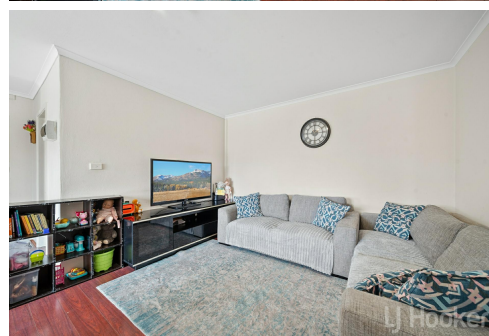
**Michael Dyer 0438 174 400**

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

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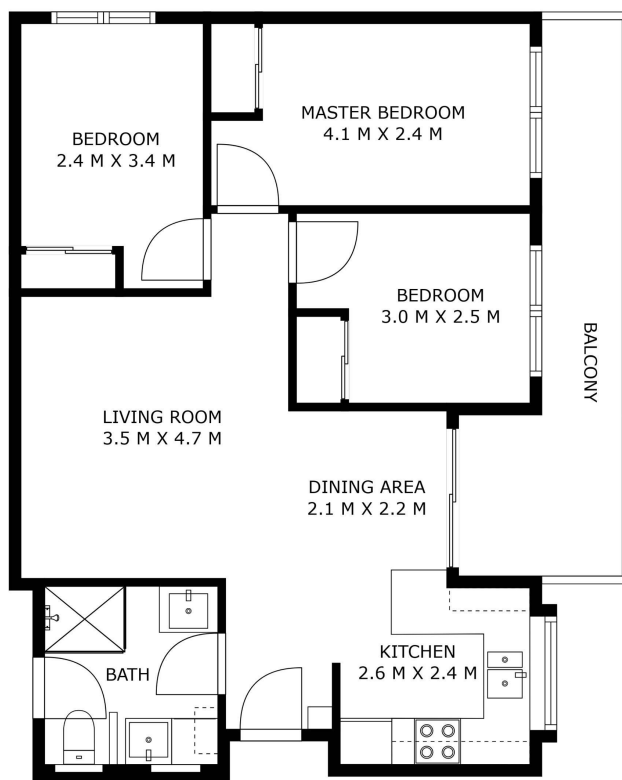
20 Monaro Street, QUEANBEYAN NSW 2620

queanbeyan.ljhooker.com.au | qbn@ljhooker.com.au



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Approx. total area: 60m<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.*