



Queanbeyan, 4/3 Velacia Place

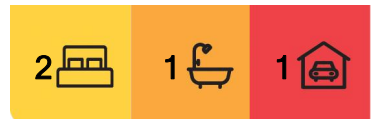
Well Positioned & Presented

LJ Hooker Queanbeyan | Jerrabomberra | Googong is excited to present for sale 4/3 Velacia Place.

Positioned in a central Queanbeyan location, this property offers comfortable living just moments from main roads leading to Canberra and Fyshwick.

Located on the second-floor, this residence features an open plan entry, a generous lounge room with balcony access, and a gas heating outlet, complemented by split system air conditioning for year-round comfort.

A large master bedroom comes with built-in robes and its own split system, while the east-facing second bedroom is fitted with built-in robes and well-sized, providing a bright, inviting space.



For Sale
\$350,000

View
ljhooker.com.au/CE0HXS

Contact
Jonathon Stumbles
0418 162 701
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

The eat-in kitchen-complete with a gas cooktop, oven, large pantry, and ample bench space-adds to the home's appeal.

Additional conveniences include a well-appointed and bright bathroom, internal laundry with electric hot water, extra storage, and a single lock-up garage with an automatic roller door.

With freshly painted walls, this apartment is ready to move in or rent out.

Living 76.9m²

Garage 19.6m²

TOTAL 96.5m²

QPRC Rates approx. \$590/qtr

Strata Levies approx. \$700/qtr

Arrange your inspection today by calling our office-don't miss this opportunity!

More About this Property

Property ID	CE0HXS
Property Type	Unit
Including	Air Conditioning Balcony Built-in-Robes Remote Garage

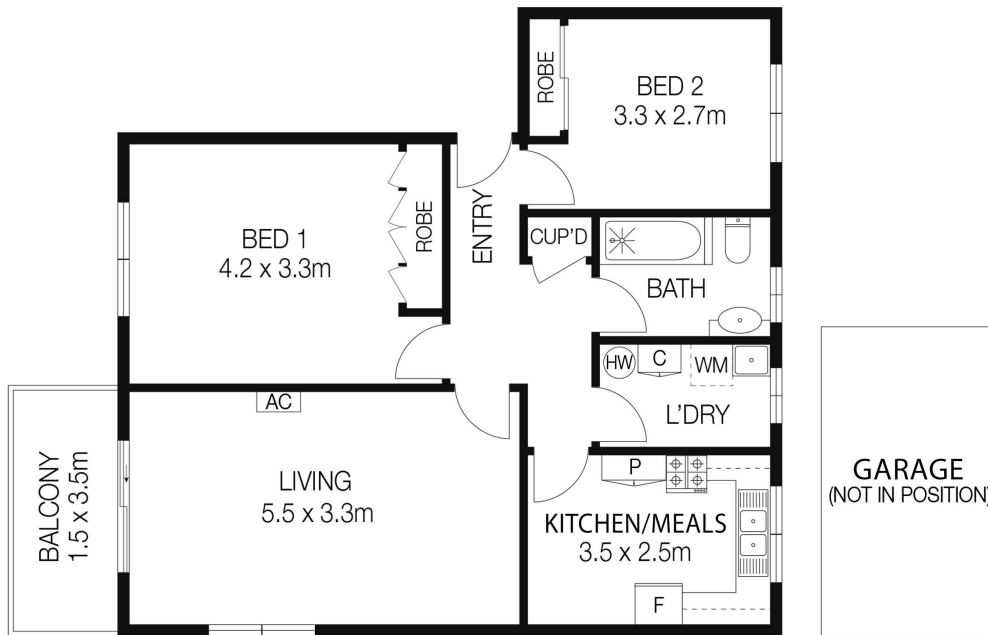
Jonathon Stumbles 0418 162 701
Sales Manager | jon.stumbles@ljhooker.com.au

LJ Hooker Queanbeyan | Jerrabomberra | Googong 02 6297 3333
20 Monaro Street, QUEANBEYAN NSW 2620
queanbeyan.ljhooker.com.au | qbn@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**



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.