






4/7-11 Broughton Place, Queanbeyan

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Low-Maintenance Living in a Convenient Location

LJ Hooker Queanbeyan | Jerrabomberra | Googong is pleased to present 4/7—11 Broughton Place to the market.

Positioned in a quiet, well-kept complex, this charming one-bedroom townhouse offers an appealing blend of privacy, convenience and easy-care living. Set behind a classic picket fence with established hedging, the home has a welcoming feel from the moment you arrive.

Inside, the open-plan living area provides a comfortable and practical space to relax and unwind, supported by split system air conditioning and a ceiling fan for year-round comfort. The adjoining kitchenette offers good storage, generous pantry space and the added convenience of an internal front-load washing machine.

The bedroom features built-in storage and a ceiling fan, and opens directly to the sunny rear courtyard—an ideal spot for morning coffee or a quiet retreat at the end of the day. The bathroom is light-filled and well-appointed with ample storage.

The front courtyard offers opportunity for those keen to create their own outdoor space, while the single lock-up garage at the rear of the

FOR SALE
320000

AGENTS

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AGENCY

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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**

complex provides secure and easy parking.

Located just moments from Queanbeyan's CBD, local shops, cafes and main arterial roads into Canberra, this property is well positioned for both lifestyle and convenience. An excellent opportunity for first-home buyers, downsizers or investors seeking a low-maintenance home in a popular location.

Living = 31.9m²
Garage = 18m²
Courtyards = 35m²

QPRC Rates approx. \$2,925 P/A
Strata Levies approx. \$2,195 P/A

Estimated weekly rental achievable approx. \$350.00 per week

Arrange your inspection today.

MORE DETAILS

Property ID	D4NHXS
Property Type	Unit
House Size	31.9 m2
Land Area	121 m2

Jonathon Stumbles 0418 162 701

Sales Manager | jon.stumbles@ljhooker.com.au

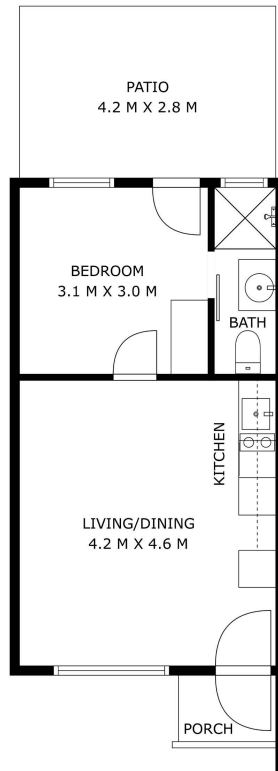
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Approx. total area: 32m² 
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
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