



Queanbeyan West, 6/8 Nimmitabel Street

Townhouse in Quiet Location

LJ Hooker Queanbeyan | Jerrabomberra | Googong is delighted to present for sale 6/8 Nimmitabel Street.

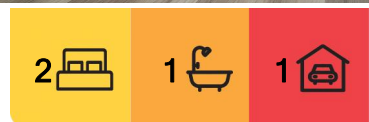
Discover the perfect foothold in the property market with this delightful 2-bedroom townhouse, perfectly suited for first home buyers and savvy investors alike.

Enjoy the spacious open lounge with split system air conditioning, under stair storage and stylish new vinyl plank floors that extend through to the galley style kitchen, equipped with an electric cooktop and oven, ample bench space, and a view of the East-facing enclosed courtyard.

Upstairs, you'll find two generous bedrooms, with the master offering access to a private balcony. The bathroom features a spacious shower, full-sized tub, and ample storage in the vanity.



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
\$437,500

View
[ljhooker.com.au/C4CHXS](https://ljohnhooker.com.au/C4CHXS)

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Car parking is taken care of with a single carport, and additional visitor parking is available in the complex. A well-sized laundry with a separate toilet ensures convenient living solutions.

Nestled in a quiet complex of just six units, this property boasts a prime location in Queanbeyan West. Enjoy effortless access to Canberra's CBD, Fyshwick, and Canberra Airport. Nature enthusiasts will appreciate the proximity to bush walking tracks, while the vibrant Queanbeyan main shopping precinct is just a short drive away.

Total area approx. 110m²

QPRC Rates approx. \$660/qtr

Strata levies approx. \$770/qtr

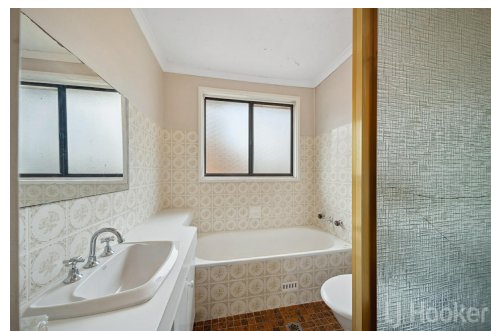
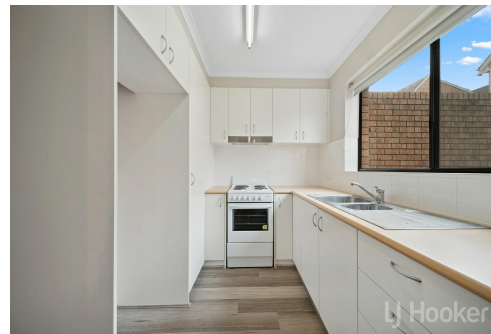
If you are looking to enter the housing market or seeking an investment opportunity with potential for creative enhancements, this property is a must-see!

More About this Property

Property ID	C4CHXS
Property Type	Townhouse
Including	Air Conditioning Courtyard

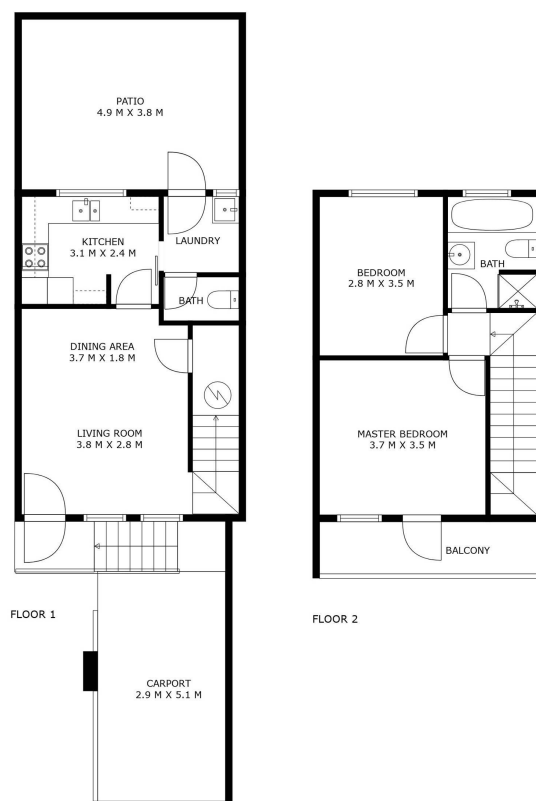
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.