

**10/3 Broughton Place, Queanbeyan, NSW 2620**



**Sold Townhouse**

Thursday, 16 November 2023

10/3 Broughton Place, Queanbeyan, NSW 2620

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Contact agent

Discover the charm of this 1-bedroom townhouse that effortlessly combines modern living with convenience. Nestled in a well-maintained complex, this home offers the perfect blend of comfort and style. Step into your cosy haven where a cleverly designed layout awaits. The kitchen and dining area downstairs provide a seamless flow for entertaining, while the bedroom upstairs holds a built-in robe. The landing area is versatile, and ideal for a sitting area or a home office also featuring a built-in robe. Providing access to the bathroom which features a shower, single vanity and a relaxing bathtub with a separate toilet. The heart of this home is the galley kitchen, complete with an extra coffee station, ample pantry, and cupboard storage. The Bosch fridge and gas combined stove top and oven make cooking a joy. Ducted heating and cooling ensure year-round comfort. Step outside to your private and spacious courtyard, paved for easy maintenance, and adorned by an established tree. With a bus stop nearby and a private gate leading to Canberra Avenue, commuting is a breeze. The well-connected location ensures easy access to Queanbeyan CBD in under 5 minutes and just a short 20-minute drive to Canberra CBD. This townhouse is surrounded by everything you need - shops, schools, ovals, and local amenities are all within close proximity. Experience the convenience of modern living in a well-maintained and vibrant community. Additional features include:

- 1-bedroom townhouse with kitchen and dining downstairs
- Large bedroom upstairs with built-in robe
- 2nd Living space upstairs
- Separate bathroom with shower and bathtub
- Ducted heating and cooling throughout the townhouse
- Large, paved courtyard with an established tree
- Well-maintained and located complex
- Private integral one-car garage with remote access panel glide door.
- NBN Ready
- Close to Queanbeyan CBD, shops, schools, ovals, and local amenities.

Council Rates: \$574.00pq (approx.) Strata Rates: \$662.05pq (approx.)