

**11/83 Tharwa Rd, Queanbeyan West, NSW, 2620**

**Sold Townhouse**

Wednesday, 21 June 2023



THE  
PROPERTY  
COLLECTIVE

11/83 Tharwa Rd, Queanbeyan West, NSW, 2620

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## **Terrific townhouse living split over two-generous levels!**

Buyers price guide from late \$500's

Perfectly positioned as the last town home with only one adjoining neighbour, a rarity on offer in community living, you wouldn't want to miss this opportunity to secure such a special offering.

Welcome to number 11 of 83 Tharwa Road. This two-storey, 2-bedroom townhouse is ideal for a first home buyer to break into the market or those looking to upsize & not compromise.

Offering an open plan living/dining area, a private outdoor entertainment area with landscaped backyard, 2 spacious, separate bedrooms both with walk-in robes & ensuites, this home has a lot to offer.

Arguably the star of the show & hub of every home, the stunning & tastefully modernized kitchen offers expansive bench space, a myriad of storage options both above & below bench as well as quality appliances even the discerning home chef will approve of.

Additional features include a breakfast bar, built-in dishwasher, double sink, gas cooktop & electric wall oven.

Outdoor entertainment is well taken care of in this home. A generous covered pergola provides the perfect space for relaxing & unwinding with friends & family. Colorbond fencing features right around the yard offering a secure space for both your kids & pets.

Perfectly positioned within close proximity to the local shopping centres, schooling options, public transport, & playing fields.

With so many great features on offer, don't miss this opportunity to secure your new home!

### The Perks:

- Two-storey townhouse
- Modernized kitchen with ample storage
- Double sink
- Downstairs powder room
- Open plan carpet throughout upper portion of home
- Freshly painted throughout
- Full sized laundry
- Ducted heating & cooling throughout
- Walk-in robes in all bedrooms
- Covered outdoor entertainment area
- Gate access to rear yard
- Colorbond fencing
- Single garage with electric door & internal access
- Quiet complex
- Only one adjoining neighbour
- Myriad of visitor parking within complex
- Close to local amenity, schooling & shopping precincts

### The Numbers:

- 114m<sup>2</sup> living space
- 18m<sup>2</sup> garage
- 5KW solar system
- Build date 2010

- Above average building report
- Rental estimate \$510 - \$535 per week approx.
- Rates \$525 per quarter approx.
- Strata \$622 per quarter approx.