

13/2 Booth Street, Queanbeyan East, NSW 2620



Unit For Sale

Wednesday, 22 November 2023

13/2 Booth Street, Queanbeyan East, NSW 2620

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Luigi "Lou" Baldan
0262970005

\$350,000 - \$385,000

Are you searching for a charming two-bedroom haven with million-dollar views and more! This delightful third-floor unit boasts a prime location within walking distance of St Greg's Primary School, Queanbeyan Golf Course, The Royal Hotel, Riverside Plaza, and the serene Queanbeyan River. Welcome to 13/2 Booth Street, Queanbeyan East. Step inside this spacious and sunny residence to discover a world of comfort and style. The open-plan kitchen and living area provide a welcoming space for relaxation, complemented by a large balcony offering breathtaking views of the local golf course – a perfect spot for your morning coffee. Ideal for first-home buyers, investors, or retirees, this property presents an exceptional opportunity in a highly sought-after location. With two generous bedrooms featuring built-in robes, electric cooking, and a Daikin split system in the living room for year-round comfort, this unit is ready for you to move in or rent out. Constructed with full brick, the unit exudes durability and timeless appeal. The bathroom features a shower over the bath, and the wide corridor leads to a convenient linen press. Don't miss your chance to secure a stylish and affordable home with sensational views at 13/2 Booth Street – where convenience meets comfort. Act now to make it yours!

Features

- Third-floor unit in a prime location
- Open plan kitchen and living area
- Two generously sized bedrooms with built-in wardrobes
- Large balcony with views overlooking the golf course
- Daikin split system in the living area
- Separate laundry
- Single carport

Rates: \$2,286.00 p.a (approx.) Body Corporate: \$600 p.q (approx.) Land allocation: 106.2m² (approx.) Rent potential: \$410-430 p.w Strata Manager: Ian McNamee & Partners (Tiffany Gorman)