

# 14/2-4 Mowatt Street, Queanbeyan, NSW 2620



## Unit For Sale

Wednesday, 24 April 2024

14/2-4 Mowatt Street, Queanbeyan, NSW 2620

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$385,000 - \$405,000**

Well presented and updated 2 bedroom apartment set in a smaller complex in the appealing Queanbeyan river precinct just an easy walk from main street shopping, cafes, licensed club, golf course and schools. Enjoy the excellent river and foreshore outlook from the comfort of your own home. The entry opens to a generous living room and dining area with sliding door access to a balcony with a view of the river. The new kitchen includes overhead cupboards, pantry and composite stone bench top and has the same excellent outlook. The bedrooms are set away from the living area close to the updated bathroom and toilet. The apartment has good internal storage including fixed shelving and has been freshly painted throughout. The single covered car accommodation is close and comes with a large separate store room, with easy parking for visitors in the street. The apartment should be very liveable and offers an opportunity for a first home buyer to get into the market in this very convenient and appealing location without taking on a huge mortgage. It should be ideal for a live in buyer on a tight budget, and investor buyers looking for a good rental return. The apartment is being sold with vacant possession and a quick settlement is preferred. Features -# centre of town location# excellent river and foreshore outlook # generous open living & dining area# new kitchen, renovated bathroom# balcony off the living area# balcony off bedroom 2# split system airconditioning# separate laundry with storage# covered car accommodation# large separate store room

Detail -# living area: 60m2 approx# rates: \$566 qtr # strata fee: \$794 qtr # rental estimate: \$430-450 per wk