

**16D/17 Uriarra Road, Queanbeyan, NSW 2620**



**Unit For Sale**

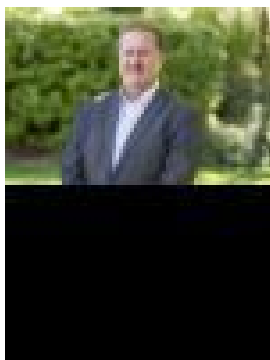
Wednesday, 28 February 2024

16D/17 Uriarra Road, Queanbeyan, NSW 2620

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Unit**



Mike Boyle

0425544664

**\$325,000 - \$340,000**

Experience convenient living in this 1 bedroom inner-city apartment in this remarkable location, just a hop, step and a jump into Queanbeyan's Shopping precinct and amenities. Situated on the 1st floor, immerse yourself in the light-filled living areas with high ceilings. It has a modern kitchen designed with an open-plan access to the generous-sized balcony. You can indulge in a relaxing BBQ or a quiet evening meal while enjoying the city views and a light breeze. The comfortable lifestyle includes a modern bathroom with Swiss laundry facilities, NBN internet connection, a dishwasher and convenient secure entry undercover parking and storage. You will also enjoy climate comfort year-round with a reverse cycle heating and cooling unit, a spacious master bedroom with a mirrored built-in robe, a convenient location to a nearby pub restaurant, and a coffee shop; all within 100 metres. In addition, you will enjoy the end position of the building, having one less neighbour on one side, enjoying additional privacy. This handy location also provides easy access to the Canberra Airport, Fyshwick retail and Queanbeyan's supermarkets, medical facilities, and parks. With all this on offer, do not miss the open home on Saturday! - 1 bedroom apartment - 1st Floor - High ceilings - Light-filled living areas - Reverse cycle aircon and heating unit - Modern kitchen with dishwasher - Modern bathroom - Swiss Laundry - Spacious master bedroom - Mirrored built-in robe - NBN - Balcony with views - Additional storage cage - Undercover remote entry parking - End building position - providing additional privacy! - Location to restaurants, Coffee shops - Easy access to Canberra Airport, Fyshwick retail and Queanbeyan's CBD - Body Corporate: \$686.02 - Annual rates: \$2,200 per annum - Living area 68m<sup>2</sup> - Parking 14m<sup>2</sup>