

**20/48 Trinculo Place, Queanbeyan East, NSW 2620**



**Unit For Sale**

Tuesday, 23 April 2024

20/48 Trinculo Place, Queanbeyan East, NSW 2620

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michael Dyer  
0438174400

**\$350,000**

LJ Hooker | Queanbeyan | Jerrabomberra | Googong is delighted to present for sale 20/48 Trinculo Place. Located on the second floor, this North-facing unit opens to a sun-filled lounge room featuring practical vinyl plank flooring and a split system air conditioning unit to ensure comfort in every season. Merging with a meals area the updated kitchen provides a functional layout with ample cupboard space, electric oven and stove top. In the bedrooms buyers will find built-in robes and no shared common walls, a great advantage of the outer corner unit location. A well sized laundry leads to the functional bathroom which boasts separate shower and bathtub. Parking is a breeze with one allocated carport, accompanied by a small storage room to stow away belongings. Situated alongside the picturesque Queanbeyan River, this gem offers comfort and practicality just moments away from the bustling main shopping precinct. Living including balcony 68m<sup>2</sup> Car space 16m<sup>2</sup> Storage room 5m<sup>2</sup> TOTAL 89m<sup>2</sup> QPRC Rates approx. \$562/qtr Strata Levies approx. \$762/qtr Currently tenanted until September 2024 with a weekly rent of \$410 per week. Don't miss the opportunity to make this riverside gem your next investment or your first home, call our office today for your private viewing.