

# 20/56 Henderson Road, Queanbeyan, NSW 2620



## Sold Unit

Friday, 25 August 2023

20/56 Henderson Road, Queanbeyan, NSW 2620

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 38 m2**

**Type: Unit**



Jonathan Irwin

**\$239,000**

This ground floor unit with several upgrades and renovations benefits from excellent natural light. It's the perfect entry level opportunity for first home buyer, downsizer, or investor.

**THE PROPERTY** Located in a well maintained complex, this south/north oriented unit features a sunny living/dining room with tiled flooring and a renovated kitchen featuring plenty of cupboard/bench space and an Omega electric cooktop and stainless steel range hood. The bedroom is a good size and features a large built-in robe. The bathroom is thoughtfully designed and includes a combined bathtub and shower. There's also your own private laundry. The unit benefits from an allocated single carport plus there's plenty of additional off-street parking available. Investors will note the strong rental history with an estimate of \$330-\$360 per week.

**THE LOCATION** Conveniently located the unit is just 100m from the bus stop on Henderson Road and Queanbeyan railway station. Queanbeyan CBD is just 1.5km away and offers everything you'd expect in a thriving regional town - excellent shopping facilities, cafés, restaurants, health care providers including the Queanbeyan Hospital, sports grounds, and beautiful parks. Queanbeyan West Public School is a short three-minute drive. Being so close to the ACT border means Queanbeyan enjoys easy access to all that the capital has to offer. The Parliamentary Triangle is just 13km away.

**SUMMARY** South/North orientation & ground floor position Vacant and ready for immediate occupation Open plan living/dining area Sunny, renovated kitchen with excellent bench space & storage Large bedroom with built-in robe Internal laundry & bathroom Allocated single carport Fast internet connection Rental estimate: \$330 - \$360pw Living: 38.9m<sup>2</sup> Strata rates: \$635 per quarter Council Rates: \$509 per quarter 100m to bus stop & train station 1.5km to Queanbeyan CBD & Queanbeyan West Primary School All figures are approximate For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082.

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