

**22/70 Uriarra Road, Queanbeyan, NSW 2620**



**Unit For Sale**

Saturday, 4 May 2024

22/70 Uriarra Road, Queanbeyan, NSW 2620

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 77 m2**

**Type: Unit**



Bradley Hall  
0420304431



Brad O'Mara

**\$365,000-\$390,000**

Step into a spacious living environment that encompasses 77m<sup>2</sup> of living and boasts a large kitchen featuring a Fisher & Paykel drawer dishwasher, a sleek gas stove & oven, and a modern range hood. Enjoy the luxury of x3 reverse cycle systems strategically placed in the living area and each bedroom, ensuring year-round comfort. Plush carpeting runs throughout the unit, creating a cozy atmosphere, while built-in robes in each bedroom offer ample storage space. This unit also offers the practicality of two-car parking in tandem, a coveted feature in urban living. Step outside onto the balcony off the living area, where you can unwind and enjoy the fresh air. Situated in a prime location, this unit combines convenience with lifestyle, offering easy access to amenities and transport links. With a manageable strata fee of roughly \$850 per quarter and rates of around \$550 per quarter, it presents an attractive investment opportunity. With a potential rent of approximately \$440 per week, this unit offers both a comfortable living space and a promising investment return. Embrace modern living in this spacious, well-appointed unit in an enviable location. To arrange an inspection on this property please call Bradley Hall from Ray White Queanbeyan | Jerrabomberra on 0420 304 431. We look forward to seeing you at the open home.