

**22 Munro Road, Crestwood, NSW 2620**



**House For Sale**

Monday, 22 January 2024

22 Munro Road, Crestwood, NSW 2620

**Bedrooms: 3**

**Bathrooms: 1**

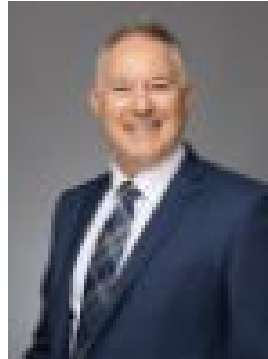
**Parkings: 3**

**Area: 1112 m2**

**Type: House**



James Barnsley  
0413884408



Luigi "Lou" Baldan  
0262970005

## Contact Agent

Blackshaw Queanbeyan and Jerrabomberra is delighted to present this beautiful Canberra Red Brick residence with a stunning garden at 22 Munro Road, Queanbeyan. Situated on a huge 1,112 m<sup>2</sup> block, this property boasts two lots on one title and the potential to build another dwelling on the property (subject to Queanbeyan Palerang Regional Council guidelines). Lot 21 comprises 600m<sup>2</sup>, and Lot 22 512m<sup>2</sup>. Close to all local amenities including the gorgeous Queanbeyan Park, and with easy access to Canberra, this property will make a great home and solid investment. Built in 1954, the home has a flexible floorplan including three generous bedrooms, a living room, dining room, office space and two balconies. The kitchen is in good condition with a wall-mounted oven, while the main bathroom is also in great condition and features a retro 1950s hand basin. A stand-out feature inside the home is the mid-century light fittings throughout. Downstairs, there is a kitchenette, small family room, an extra WC and a huge amount of storage. Heating is provided by ducted gas, plus there is a gas-bayonet point and extra gas heater included. Hot water is a Rinnai instant-gas system. NBN has been connected to the home and car accommodation is via a single garage, plus a double carport. What you will really love is the magic garden. Grown and cared for for over 70 years it includes a cornucopia of different plants and trees including an enormous Japanese maple, magnolias, ferns, roses, naked ladies, tulips, azaleas, daffodils and much more. There is also a garden shed and several ponds. Bidder's guide \$930,000-\$970,000. Features:- Canberra Red Brick home- 1,112m<sup>2</sup> with 2 lots on 1 title- 3 Bedroom, 2 living spaces with potential flat downstairs- Ducted gas-heating- Instant gas hot water - Enormous amount of storage- Gorgeous established garden- Garage plus double carport- Lot 21 600m<sup>2</sup>, Lot 22 512m<sup>2</sup> approx.- Rates \$4,066 p.a for both Lots- Built 1954 approx. Disclaimer: All purchasers must rely on their own enquiries, as the vendors or their respective agents do not make any warranty as to the accuracy of the information provided above and do not or will not accept any liability for any errors, misstatements, or discrepancies in that information. We have diligently and conscientiously undertaken to ensure it is as current and as accurate as possible.