

**27 Alice Street, Queanbeyan, NSW 2620**



**House For Sale**

Wednesday, 12 June 2024

27 Alice Street, Queanbeyan, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 604 m2**

**Type: House**



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**\$1,400,000 - \$1,500,000**

Nestled in one of Queanbeyan's most tightly held and tranquil pockets, with the river, local parklands, and quality schooling at your doorstep, as well and the CBD mere minutes away, this newly built, light filled family home presents a hard-to-find lifestyle offering that is as welcoming as it is convenient. Wooden floors and contemporary tones combine with soaring raked ceilings and designer sky lighting to frame showstopping living and entertaining that includes a large open plan living and dining space effortlessly flowing out to expansive alfresco entertaining with an outdoor kitchen, as well as an additional central family living space adding even more versatility to the floorplan. The well-connected bespoke kitchen is simply stunning and offers a stylish surround to create and entertain, boasting marble benchtops and a centrepiece island bench, butler's pantry, integrated appliances, built-in bar, and plenty of storage behind quality cabinetry, all framed by designer lighting, an on-trend colour palette and quality fixtures and fittings. A private main suite offers resort style proportions with both a designer walk-in robe, complete with high end cabinetry, as well as chic ensuite boasting frameless shower, recessed shelving, and floating timber vanity with stone top and above bench basin. The main bathroom is completed to the same impeccable standard with the welcome addition of a bathtub and, along with a convenient powder room, services the 3 additional bedrooms, all with built-in robes. A separate study/home office, internal laundry, double lock up garage with internal access, and additional full workshop headlines a long list of well thought out and lovingly finished features that must be experienced to be appreciated, all ready for you to immerse yourself in this family friendly pocket of the thriving Queanbeyan community.\* 4 bedrooms + study, 2 bathrooms + extra powder room, and double lock up garage plus workshop on 604 sqm of land\* Spacious open plan living and dining with raked ceilings, feature skylights, Seguin Super 9 slow combustion fireplace, and perfect connection with both the kitchen and expansive 24sqm undercover alfresco entertaining + additional central breakout living space\* Bespoke entertainers kitchen enjoying marble benchtops, centrepiece island bench, butler's pantry, integrated appliances, built-in bar, and plenty of storage behind quality cabinetry\* Private main suite with designer walk-in robe, complete with high end cabinetry, as well as chic ensuite with frameless shower and floating timber vanity with stone top and above bench basin + 3 additional bedrooms, all with built in robes\* Main bathroom with freestanding tub, skylight, frameless shower and stone top floating timber vanity + convenient additional powder room\* Built in study/home office + large internal laundry\* Remote access ' Air Touch' ducted reverse cycle heating and cooling\* Double glazed windows, CrimSafe screens on all bedroom windows\* Hi-Look camera system\* Solar system 6.6kw\* Double lock up garage with internal entry + large additional workshop with 3-Phase power outlet Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Queanbeyan. ABN 57628148121 trading as Belle Property Queanbeyan.