

**28/13-15 Mowatt Street, Queanbeyan East, NSW,  
2620**

**Sold House**

Tuesday, 18 April 2023



THE  
PROPERTY  
COLLECTIVE

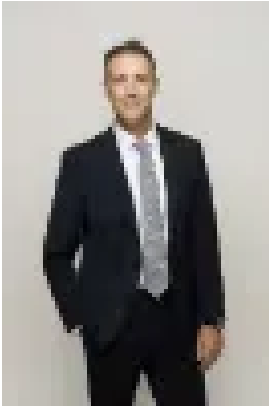
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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jason Maxwell  
0416182379

**Single level excellence with endless opportunity**

**BED 2 BATH 1 CAR 1**

**\$375,000-\$395,000**

We can't be certain whether this unit is better suited to an investor or owner-occupier... what we can say is that it's well within reach... and we're not just talking about how the price range will appeal to those on the lookout for an entry-level opportunity.

The easy care lifestyle is enhanced through the bright and sunny first floor apartment that is in excellent condition throughout. The property does have the huge benefit of a secure garage with internal lobby access.

With plenty of room to spread out, this private apartment overlooks green space and a sports field. Sliding doors to the balcony allow sunshine and natural light to flood the apartment.

This property offers a renovated kitchen complete with a dining room and a separate laundry with storage galore.

The separate bedroom wing has two good sized bedrooms plenty of wardrobing, a lovely bathroom and linen cupboard.

Reverse cycle air conditioning, internal access to an oversized single garage, all in a park like setting make this property wonderful accommodation at a reasonable price.

Walk to the Queanbeyan shops, schools and bus stop. 15 minutes to the Canberra CBD.

Good position, good value. Don't delay as this property offers entry level buying for both first home buyers and investors.

**The Perks:**

- Light Filled living areas
- Renovated kitchen with eat in meals area
- Balcony overlooks the gardens
- 2 good sized bedrooms with built in wardrobes
- Plenty of storage
- Reverse cycle air conditioning
- Lock up garage
- Internal laundry

**The Numbers:**

- 81m<sup>2</sup> Living + 8m<sup>2</sup> of Balcony
- 14sqm lock up garage with internal building access
- 4m<sup>2</sup> of Lock up Storage
- Rates: \$485p/q
- Strata Levies: \$687p/q
- Current Market Rental \$400 per week

See it while you still have the chance.

Inspections: Open Homes or by Appointment

Details: Call Jason Maxwell on 0416182379 or email

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