

**28/24 Railway Street, Oaks Estate, ACT 2620**



**Townhouse For Sale**

Saturday, 25 November 2023

28/24 Railway Street, Oaks Estate, ACT 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 150 m2**

**Type: Townhouse**



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## By Negotiation

This expansive, recently built 4-bedroom villa is strategically situated near Canberra's premier schools, the bustling Kingston Foreshore, State Circle, and Queanbeyan. Offering a functional floorplan and quality inclusions suited to the modern family, this home is sure to impress. Step into the heart of the home, where a well-appointed kitchen awaits, boasting a walk-in pantry, AEG appliances, including an electric oven, gas cooktop, and dishwasher. Flowing seamlessly into the family meals area, this space is designed for both functionality and style. The master bedroom is conveniently located on the ground floor and features a large built-in robe and private ensuite. For added convenience, the home also features a downstairs European laundry and guest powder room. Ascend to the upper level, where three generously sized bedrooms await. Bedroom three indulges with a walk-in robe, while the others offer ample storage in their built-in robes. A second spacious living area, well-appointed bathroom and a separate toilet complete the upper floor. Luxurious touches abound, with timber flooring enhancing the living areas, plush carpeting providing comfort in the bedrooms, and ducted air conditioning ensuring year-round comfort. Enjoy the outdoors in the large, low-maintenance courtyard - an ideal retreat to bask in the afternoon sun. Your vehicles will find a home in the double garage with a panel lift door, adding both security and convenience to your daily routine. Perfect for young families the home is located in the priority catchment for some of the ACT's finest schools - Telopea Park School, Narrabundah College, Forrest Primary School and Red Hill Primary School. This property effortlessly combines style, convenience and comfort, offering an exceptional lifestyle. Don't miss the chance to make this exquisite villa your new home! \* Two storey, modern townhouse \* Four generously sized bedrooms \* Built-in robes \* Ensuite to master \* Modern kitchen \* Gas cooktop \* Dishwasher \* Instant gas hot water \* Timber flooring to living \* Carpet to bedrooms \* Ducted air conditioning \* Rainwater tank \* Downstairs powder room \* European laundry \* Double glazing \* Courtyard \* Double garage with auto door \* Close to Queanbeyan Town Centre \* Short drive to Manuka, Kingston, City \* Priority catchment area for amazing schools - Telopea Park School, Narrabundah College, Forrest Primary School and Red Hill Primary School Living Upper: 74sqm Living Lower: 76sqm Living Total: 150sqm Garage: 41sqm Built: 2020 EER: 5.5 Strata: \$2,079pa (approx.) Rates: \$1,960pa (approx.) Land Tax: \$2,531pa (approx.) 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 Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.