

31 Pound Street, Queanbeyan, NSW 2620

House For Sale

Tuesday, 2 April 2024



31 Pound Street, Queanbeyan, NSW 2620

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 714 m2

Type: House



Greg Ward
0413503312



Jennifer Ward
0412563967

Auction 24/04/24

Abundant in heart-warming appeal and presented in well maintained original condition throughout, this weatherboard home delivers a sense of possibility that you can't help but find irresistible. Currently comprising two bedrooms and a bathroom, a large lounge room, kitchen and laundry, whether you're considering a modern cosmetic update or something larger scale, you can be sure this home will deliver. The opportunity for capitalisation here is undeniable and for those entertaining a more development-minded focus, the home's R3 zoning certainly lends itself to exploration around its multi-dwelling potential (STCA*). Of course, the home's location is also something to be celebrated here, being within easy reach of all of life's essentials.

- Occupying a level 714sqm block, and presented in comfortable original condition
- Extremely substantial lounge room features a fireplace and timber wall panelling
- Charming eat-in kitchen includes an electric stove, and also adjoins the laundry
- Two bedrooms with built-in robes, share a bathroom with combined bath/shower
- Gated side driveway accesses the rear, and a detached oversized two car garage
- Established trees and plantings frame the sun-bathed and expansive backyard
- Zoned R3 for medium density residential land use (STCA*) with dual living potential
- Presenting exceptional appeal for modern transformation and future capitalisation
- Renovate and extend the existing home or start again to create your dream home
- Located near the Queanbeyan River and hospital, easily accessible to the CBD
- Rates: \$3,121.09 per annum
- *STCA - Subject to Council approval

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.