

44 Stonehaven Circuit, Queanbeyan, NSW 2620



House For Sale

Thursday, 16 November 2023

44 Stonehaven Circuit, Queanbeyan, NSW 2620

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 526 m2

Type: House



Jason Maxwell

0416182379

\$845,000-\$875,000

Beyond the classic picket fence at the end of its cul-de-sac location, you'll instantly recognise the design harmony and build-quality to a quietly special home. Stylish, spacious, solid, secluded - here's a place that's perfect for buyers seeking convenience of location, classy interiors, easy-living floor-plan and easy-care private gardens. Inside, you're welcomed via modern leadlight door into a generous foyer that opens on one side to a magnificent and multi-windowed formal lounge with fireplace and classic mantel. Moving through to the heart of this family home, you'll find a versatile family room that lends itself to 'areas' for living, meals or formal dining. Sliding doors open to a covered pergola - great for entertaining. Nearby, the clever kitchen is a joy to work in - almost circular in shape, so everything's within easy reach - corner pantry, multi-level bench space with stone tops and ample storage, top-line SMEG gas cooktop/self-cleaning electric oven, quiet rangehood, quality dishwasher. This is lifestyle and value. Three double-size bedrooms feel like their own 'wing'. The v.large main has ensuite and walk-in-wardrobe, while two newly-carpeted BR's feature a wall of built-ins. Central bathroom includes gleaming separate bath, good shower and even IXL-Tastic unit. Laundry includes utility storage and linen cupboard. Large windows and higher-than-average ceilings mean lots of light - the open plan living area gets northerly sun, plus skylights for shorter winter days. Fresh paint, neutral colours and floating timber floors are so easy to live with, plus quality comforts like gas heating, evaporative cooling, Rinnai instant water heater. As bonus, enjoy electric awnings on front and side, plus NBN fibre-to-the-home. The double garage is oversize, with auto-opening doors, secure access to foyer, and side doorway to rear. The well-established backyard is private, with numerous trees and greenery to create dual areas - half utility, half to relax in. There's a small garden shed, the makings of a vege patch, even ideal space for a water tank if wanted. In short - this "haven on Stonehaven" is a real one-off. Not to be missed. The Numbers: Council rates - \$3015 per year Living - 148m² Parking - 36m² Auction: 9th December at 11:30am on Site Inspections: Open Homes Or by Appointment Details: Call Jason Maxwell on 0416182379 or email jason@thepropertycollective.com.au