

**4D/17 Uriarra Road, Queanbeyan, NSW 2620**



**Sold Apartment**

Monday, 14 August 2023

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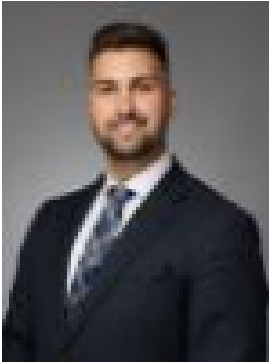
**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 91 m2**

**Type: Apartment**



James Davis  
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## Contact agent

Situated within the renowned "Sunrise" complex, Unit 4D is a north-facing apartment positioned on the first floor. Boasting a generous 91m<sup>2</sup> of living space, this apartment is flooded with natural light and features two separate living areas flanking the well-appointed kitchen. The apartment comprises two spacious bedrooms, including a master bedroom with a walk-through robe and an ensuite bathroom. Accompanying the bedrooms is a study nook and linen cupboard, while the main bathroom offers a bathtub and a discreetly concealed laundry area. The apartment showcases a tiled and partially covered balcony that spans the entire length of the unit, providing an ideal space for relaxation. Additionally, the second bedroom opens up to a small balcony, offering an intimate outdoor retreat. Conveniently located upon entering the underground carpark, two designated side-by-side parking spaces are provided along with a small storage cage. Further notable features include:- Swift and secure lift access via swipe card, connecting directly to the apartment entrance- Elegant bamboo floorboards throughout the living areas- The master bedroom, complete with an ensuite and walk-in robe, opens up to a tiled balcony- The central kitchen features an island bench, 'Ariston' stainless steel appliances (including a dishwasher, oven, convection stove, and pull-out rangehood), and 20mm thick synthetic stone granite benchtops- Reverse-cycle heating and cooling system for year-round comfort- European laundry discreetly incorporated into the main bathroom for convenience- A study nook with a laminate benchtop and network cable port- A spacious tiled alfresco balcony boasting a north-east aspect, which is the largest within the complex- An additional balcony with a south-west aspect accessible from the second bedroom- Two secure underground parking spaces with a nearby storage cage

Currently rented until 16/11/2023  
Built: 2008  
Living: 91m<sup>2</sup> (approx.)  
Current rent: \$550.00 p.w  
Rates: \$2,056.61 p.a (approx.)  
Strata Levies: \$2,162.00 p.q (approx.)  
Civium Strata (02) 6162 0681