

**6/13-15 Gilmore Place, Queanbeyan West, NSW**



**2620**

**Studio For Sale**

Tuesday, 30 April 2024

6/13-15 Gilmore Place, Queanbeyan West, NSW 2620

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Studio**



Jon Stumbles

0418162701

**\$235,000 - \$255,000**

LJ Hooker Queanbeyan | Jerrabomberra | Googong is delighted to present for sale 6/13-15 Gilmore Place. Nestled within a centrally positioned complex, this single-level 1 bedroom apartment offers an exceptional opportunity to enhance your rental portfolio or embrace a weekday abode for interstate professionals, granting the luxury of returning home for weekends. Step inside to discover a fully self-contained layout, boasting an updated kitchen equipped with modern electric appliances, including a convenient dishwasher draw. The seamless flow of the open-plan living area extends to a private enclosed courtyard, perfect for tranquil moments or outdoor dining. The bedroom, featuring built-in robes, seamlessly connects to the updated bathroom, ensuring comfort and convenience. Laundry facilities have been thoughtfully integrated into the unit, enhancing practicality, while a single carport adds the final touch to this package. Conveniently positioned near major arterial roads to Canberra and Queanbeyan CBD, this property caters to a diverse range of buyers, promising both investment potential and lifestyle convenience. Living 25m<sup>2</sup> Courtyard 10m<sup>2</sup> Car space 16m<sup>2</sup> TOTAL 51m<sup>2</sup> QPRC Rates approx. \$625/qtr Strata Levies approx. \$605/qtr Don't miss the opportunity to make Unit 6/13-15 Gilmore Place your own. Contact us today to arrange a viewing.