

7/24 Railway Street, Oaks Estate, ACT 2620



Townhouse For Sale

Tuesday, 16 January 2024

7/24 Railway Street, Oaks Estate, ACT 2620

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 129 m2

Type: Townhouse



No Agent Property - ACT
1300850855

\$690,000

Phone enquiries - please quote property ID 32871. Conveniently positioned for easy access to local amenities, this residence is a part of the popular 'Gillespie Park Villas development, located just a short distance from the Queanbeyan town center and Canberra Airport. Offering a serene haven for family living, this peaceful home features upscale inclusions and a carefully planned double-story layout. The seamless integration of indoor and outdoor spaces is highlighted by a low-maintenance courtyard connected to the open-plan living area. Distinctive Features:

- Living Area: 129 m²
- Garage: 34 m²
- Courtyard: 59 m²
- Total: 222 m²
- North-facing orientation for optimal sunlight exposure
- Oaks Estate is within the ACT
- Priority enrolment eligibility for well-known schools: Telopea Park School, Narrabundah College, Forrest Primary School, and Red Hill Primary School
- 2.5 bathrooms
- One shared wall only, adjacent to additional parking spaces
- Open plan living with floating floorboards in the living room, kitchen, and entryway
- Kitchen features a sleek design, gas cooking, a walk-in pantry, and stone benchtops
- Large rear courtyard with low-maintenance gardens
- Ducted reverse cycle air conditioning and heating for year-round comfort
- Master suite includes a walk-in wardrobe and large private ensuite
- The second bedroom features an additional walk-in robe
- The main bathroom offers a deep soaking bath
- Practical amenities: European laundry, powder room, and under-stair storage
- Double garage with remote control and internal access for convenience
- Short drive to Brindabella Business Park, Canberra Airport, and Canberra City
- Energy Efficiency Rating (EER) of 6.9

Financial Breakdown:

- Rates approx. \$465 per quarter
- Land tax (if rented) approx. \$582 per quarter
- Body Corporate approx. \$488 per quarter
- Possible rental return approx. \$600 - \$630 per week.

While the information is sourced from reliable outlets, we recommend conducting your inquiries to ensure the accuracy of the details provided herein. For enquiries contact the owner.

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