

# 7 Gerrard Place, Queanbeyan, NSW 2620



## Townhouse For Sale

Thursday, 22 February 2024

7 Gerrard Place, Queanbeyan, NSW 2620

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Jason Maxwell

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**\$590,000-\$620,000**

Peacefully nestled back in a quiet cul-de-sac in a sought after walk to all location this single level dwelling is totally freestanding has a great backyard, front yard and light filled living space and is an excellent house alternative that will be snapped up so we suggest you act fast!! Step inside to a great living area which flows throughout a sun-drenched semi-formal living area with split-system air-conditioning for comfort and through into the original spacious kitchen and dining precinct. Three bedrooms - 1 with built-ins - provide ample accommodation, and all have proximity to the central bathroom and there is a separate toilet as well. A perfectly private low-maintenance courtyard is ideal for a backyard barbecue or to sit and relax with a good book while gas heating, a separate laundry, storage sheds, carport and additional carparking are valued additions. Enjoying an incredible location, within walking distance to Karabar shopping centre, primary and high schools, ovals, bus stops, YMCA, parks and easy road access to Canberra. This property would be ideal for first home buyers, downsizers or the shrewd investor looking at securing a property in a strong rental market! This single level, three bedroom townhouse is made for a low maintenance lifestyle without having to compromise on space. Don't miss this rare opportunity to secure a slice of contemporary living. The Perks: • 3 good size bedrooms • Functional kitchen with electric cooking • Reverse cycle system • Bathroom with bathtub and shower • Freshly painted throughout and extra insulation in the Roof • Single carport • Large backyard with low maintenance landscaping

The Numbers: • Strata Levies - \$387 p/q Council rates - \$445 p/q • Living - 98m<sup>2</sup> Parking - 36m<sup>2</sup> Inspections: Open Homes Or by Appointment Details: Call Jason Maxwell on 0416182379 or email [jason@thepropertycollective.com.au](mailto:jason@thepropertycollective.com.au)