

# 7 Symonds Street, Queanbeyan, NSW 2620



## House For Sale

Thursday, 18 April 2024

7 Symonds Street, Queanbeyan, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



**Ben Mills**

0422765130

## AUCTION 11/05/24

Positioned along a serene street in the heart of historic Queanbeyan, this 1940s gem stands as a testament to timeless elegance and enduring charm. As you approach, the classic double red brick exterior exudes an aura of solidity, hinting at the enduring quality within. Step through the welcoming threshold into a world where classic heritage meets modern comfort. The single-level layout boasts three spacious bedrooms, each radiating their own unique character. The heart of this home lies within its recently renovated kitchen, where culinary dreams take flight amidst a blend of classic and contemporary features. An original Canberra Metters wet back oven stands as a testament to the home's rich history, connected to a gravity feed hot water system for that touch of nostalgia. Custom flute glass and cabinetry complement the granite benchtop, while high-end appliances, including an Artison dishwasher and built-in electric oven, elevate every culinary endeavour. The feature tile splashback adds a dash of personality, while stainless-steel fixtures gleam with understated elegance. Entertainment abounds within the segregated formal dining room and lounge room, both secluded by wooden glass feature doors and each featuring a cozy brick fireplace, perfect for gathering with loved ones on chilly evenings. Towering 12-foot ceilings adorned with picture rails, original decorative cornices, and skirtings bestow an air of grandeur overhead, upon every gathering. For year-round comfort, Braemer 6-star ducted heating and a Fujitsu split heating and cooling system in the family room ensures ideal temperatures no matter the season, whilst hardwood flooring, complete with underfloor insulation, promises warmth and comfort throughout the home. Outside, a world of relaxation awaits within the secure, spacious backyard, accessible via sliding doors from the family room. Manicured gardens, including a charming cottage-style garden with a magnificent magnolia tree and rhododendrons, envelop the senses in natural beauty. Offering endless possibilities, complete with Electrolux split heating and cooling system, ceiling fan, and hardwired NBN, a separate studio space provides a versatile area to host friends and family, or as a private extension of the home for work or leisure. The adjoining, recently renovated laundry, combined as a bathroom for seamless function, boasts a large shower, ample cabinetry, and modern fixtures for added convenience. An entertainer's paradise awaits on the undercover, decked alfresco, where a ceiling fan, open fireplace, and wall-mounted TV set the stage for unforgettable gatherings beneath the stars. A solar-heated saltwater swimming pool beckons on warm summer days, offering a refreshing oasis for relaxation and rejuvenation, complemented by the gentle glow of the surrounding garden lights. A single car, lock up garage provides secure storage for your vehicle, framed by an external stairwell, allowing you to ascend to the unique rooftop landing, where original rails frame breathtaking sunset views, offering a serene escape from the hustle and bustle below. Located within walking distance of the incredible local amenities Queanbeyan has to offer, including the Showground, CBD shopping precinct and local schools, and only a short commute to Canberra City and Airport, this home epitomizes the best of both worlds, with historic charm and modern convenience seamlessly woven together.

More Details:- Sturdy classic double red brick structure ft. original character & heritage features throughout- Three sizeable bedrooms ft. ceiling fans- Recently renovated kitchen- Original Canberra Metters wet back oven, connected to gravity feed hot water system (if required)- Custom flute glass & cabinetry- Granite benchtop- Recessed Vlux skylight ft. remote controlled block out blind- Artison dishwasher & built-in electric oven- Feature splashback tile- Formal dining room & formal lounge room, both segregated individually via wooden glass feature doors ft. brick fireplaces- Family room overlooking backyard ft. floor-to-ceiling windows & Fujitsu split heating & cooling system- Hardwood flooring ft. under floor insulation- 12ft ceilings throughout ft. picture rails & original decorative cornices & skirtings- Large windows throughout ft. wooden Venetian blinds- Braemer 6 star ducted heating- Replaced electrical wiring throughout, inc. smart metre & safety switches- Fully tiled main bathroom ft. built-in bathtub shower, wood-look floor tiles & separate toilet- Stainless steel security screens to front of house- Unique rooftop landing ft. with original rails (situated over carport) ft. gorgeous sunset views- Secure grassed backyard, accessible via sliding doors from family room ft. established gardens- Separate studio ft. ceiling fan, Electrolux split heating & cooling system & hardwired NBN, with direct access to combined laundry/bathroom- Recently renovated/combined laundry & bathroom ft. large shower, ample cabinetry & external access- Undercover, decked entertainment space ft. ceiling fan, open fireplace & wall mounted TV- Solar heated saltwater swimming pool with automated chlorinator- Cottage style gardens inc. established magnolia tree & rhododendrons - Single car, drive through carport, to second carport ft. automatic roller door at entrance- Street parking available in front of house- Within walking distance of local amenities inc. Queanbeyan Showground, CBD, river, parks, playgrounds & local schools- Short commute to Canberra Airport & Canberra City- Year Built: 1940- Approx. Block Size: 612 sqm- Approx. Council Rates: \$940 per quarter- Approx. Rental Return: \$750 - \$800 per week