

9/78 Derrima Road, Queanbeyan, NSW 2620



Apartment For Sale

Wednesday, 29 November 2023

9/78 Derrima Road, Queanbeyan, NSW 2620

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Fuse Property Sales Team

\$379,000 - \$405,000

This thoughtfully designed apartment presents an excellent opportunity for first home buyers, downsizers, and investors alike. Featuring a unique split-level design that creates a seamless flow between the bedroom and living areas, this residence stands out with its generously sized balcony, perfect for delightful alfresco dining. The modern kitchen, complete with surprising storage solutions, complements the floor-to-ceiling tiled bathroom and European-style laundry, offering both style and functionality. Situated in a small, well-maintained apartment complex, this property is conveniently located near amenities and public transport. It is an ideal choice for downsizers, traveler's, first home buyers, and investors, ticking all the boxes for a diverse range of residents. The heart of the home is the open-plan kitchen, seamlessly connected to the combined dining and living space, leading to a spacious balcony. This sets the perfect backdrop for enjoying privacy and creating a personal haven. The property is move-in ready, requiring nothing more than sending out housewarming invitations. Owner's insights: We appreciate the floor segregation, balcony area, and the low-maintenance aspect of our home. It's a perfect space to enjoy, entertain, and lock up when heading out for weekend adventures. Key Features: Spacious and naturally lit living/dining area/bedroom Fantastic balcony with a garden bed Immaculate, well-equipped kitchen with sleek finishes One bedroom with built-in wardrobe Ample bathroom storage Secure underground parking for one vehicle & storage cage Neat and tidy throughout Abundant natural lighting for health and wellbeing Easy-care flooring, LED downlights Split system air conditioning Functional floor plan designed for effortless living and entertaining. Private and quiet location Seamless transition between indoors and outdoors Visitor designated parking spots. Popular location close to the Town Centre Property Particulars (all approx.): Apartment: 67m² Balcony: 19m² One-car underground parking: 13m² Storage: 2m² Total Areas: 101m² Year Built: 2015 Number of Apartments in Complex: 13 Financial Details: • Rental appraisal: \$455 to \$470 p/w • Rates: \$563 per quarter • Strata fees: \$1,137.50 per quarter* Please note, Agent Declares Interest in this Property.* Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.