

**9/83-85 Tharwa Road, Queanbeyan West, NSW  
2620**

**McNamee**  
total real estate

## **Townhouse For Sale**

Thursday, 18 April 2024

9/83-85 Tharwa Road, Queanbeyan West, NSW 2620

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Michael Edwards

**\$599,000 - \$649,000**

Rates: \$2426.54 per annum Levies: \$622.70 per quarter Lease Expiry: 20/12/2024 Rent: \$530 per week Year of Build: 2009 Situated in a tranquil locale, this townhouse boasts an open-plan layout adorned with a soothing palette of neutral hues and textures, offering a serene ambiance for your family's everyday living. Featuring two generously sized bedrooms, each complemented by access to the balcony, walk-through robes and ensuites, this home ensures privacy and convenience for all. The heart of the home lies in its spacious kitchen, replete with ample cupboard space, a gas cooktop, and a dishwasher. Embrace the ease of living with additional amenities such as a separate internal laundry equipped with a dryer, a powder room downstairs, and a single lockup garage with an electric roller door for utmost convenience. Entertain guests seamlessly in the expansive outdoor pergola area, while enjoying the comfort of ducted air conditioning and the security of screen doors. Conveniently located near local amenities, including a supermarket just a stone's throw away, this townhouse offers a sanctuary from the hustle and bustle of urban life without compromising on convenience. Features Include: - Two storey townhouse - Two bedrooms with walk through robe, ensuite and balcony access - Master bedroom with sizable study nook - Living and dining spaces on the ground floor - Ducted heating and cooling throughout - Kitchen with ample cupboard space - Gas cooktop - Oven - Dishwasher - Stone benchtops - Powder room on ground floor - Separate internal laundry - Large & private courtyard with paved and grassed areas - Single garage with electric roller door - 1 allocated car space - End townhouse - Small complex of 11 - Visitor parking - 3 minute walk to local supermarket - 4 minute drive to Queanbeyan CBD - 18 minute drive to Westfield Woden & Canberra Centre To view contact Michael Edwards 0415 977 448 m.edwards@mcnamee.com.au Disclaimer: All purchasers must rely on their own enquiries, as the vendors or their respective agents do not make any warranty as to the accuracy of the information provided above and do not or will not accept any liability for any errors, misstatements, or discrepancies in that information. We have diligently and conscientiously undertaken to ensure it is as current and as accurate as possible.