

9 Nimmitabel Street, Queanbeyan, NSW 2620



Sold House

Sunday, 13 August 2023

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Bedrooms: 3

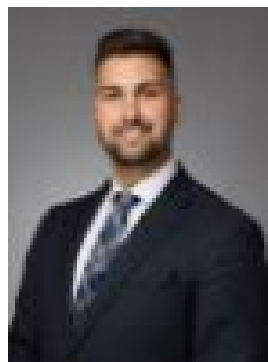
Bathrooms: 2

Parkings: 2

Type: House



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Contact agent

Welcome to 9 Nimmitabel Street, Queanbeyan West! This property offers comfortable living with three bedrooms and two bathrooms, perfect for families or those looking for a spacious home. Located in a prime position, this home is just a stone's throw away from the highly regarded Queanbeyan West Public School (0.76km) and Queanbeyan High School (1.03kms), ensuring your children receive an excellent education. Families with teenagers will surely appreciate the privacy of level-separated bedrooms (master bedroom upstairs & kids downstairs), simply utilise the lower level 'entry' as a small rumpus room for separate & independent parents & kids living spaces. The property is only minutes from the CBD (3.3kms) making commuting a breeze, and for remote workers fibre-to-the-premises is sure to please. Recreation & entertainment are also within walking distance, with the Queanbeyan Kangaroo Leagues Club and Freebody Ovals (~600m walk) yearning to deliver an active afternoon or a more leisurely evening. Situated on a generous 627m² block, this home boasts an array of features that will enhance your lifestyle. Dive into the inviting in-ground swimming pool on hot summer days, or relax and entertain in the charming gazebo. With two 3kw rooftop solar systems installed, you can enjoy the benefits of reduced electricity costs while contributing to a greener environment. Step inside and the features continue. Pamper yourself in the sauna, perfect for unwinding after a long day. The workshop offers space for hobbies or DIY projects, while the open plan living area provides a seamless flow between the kitchen, dining, and lounge areas, creating an ideal space for entertaining guests. One of the highlights of this home is the breathtaking views that can be enjoyed from the kitchen and dining area. Imagine waking up each morning to a picturesque vista, right from the comfort of your own home. Other internal features include electric hot water, a storeroom for added convenience, and a split system airconditioning system for year-round comfort. A magnificent property that offers a blend of comfort, convenience, and style. With its prime location near esteemed schools and the CBD, as well as its impressive external and internal features, this home is truly an opportunity not to be missed. Contact us today to arrange a viewing to secure this dream home. Features Include:- 3 bedrooms with main bedroom upstairs- 2 bathrooms, main bathroom with separate bath and shower - Suspended slab construction- Double lock-up garage - Side vehicle access, affording an enviable amount of off-street parking- Open plan living- Westinghouse oven, cooktop and built-in microwave- Mitsubishi split system in living room- Honeywell ceiling electric blanket heating system upstairs- Sauna, shower and sitting/drying room- Downstairs workshop and storeroom- Rooftop solar – 2x 3.3kw systems (approx.) (Sunnyboy & Zevsolar)- In-ground chlorinated swimming pool with gazebo- Established gardens front and rear Living area: 187m² (approx.) Land size: 627 m² (approx.) Rates: \$2,929.00 p.a (approx.)