

10D/17 Uriarra Road, Queanbeyan, NSW, 2620

BLACKSHAW

Apartment For Sale

Monday, 19 August 2024

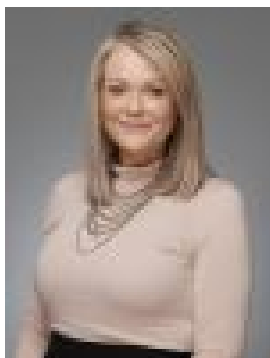
10D/17 Uriarra Road, Queanbeyan, NSW, 2620

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Alexandra Ahkey
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"SUNRISE"

The Story

Situated on the top floor of Block D within the well-known "Sunrise" complex, Unit 10D is a north-facing apartment with a bright and spacious floorplan.

Boasting a generous 103m² of living space, this apartment is flooded with natural light and features two separate living areas flanking the well-appointed kitchen.

The apartment comprises two generously proportioned bedrooms, including a master bedroom with a walk-through robe and an ensuite bathroom.

Accompanying the bedrooms are a study nook and linen cupboard, while the main bathroom offers a bathtub and a discreetly concealed laundry area.

A fabulous extension of living, the lounge room flows out to a tiled and partially covered balcony, providing an ideal space for relaxation.

Conveniently located upon entering the underground carpark, two designated side-by-side parking spaces are provided along with a storage cage.

The details:

- Lift access via swipe card, from the basement almost to the apartment doorstep
- North-facing living
- Master bedroom with walk-through robe and ensuite bathroom
- 2nd bedroom with built-in wardrobe
- Split system air conditioning in the living room for year-round comfort
- The central kitchen features an island bench (breakfast bar), electric cooktop and under bench oven, dishwasher and 20mm thick synthetic stone granite benchtops
- European style laundry discreetly incorporated into the main bathroom for space maximisation
- A study nook with a laminate benchtop and network cable port
- A spacious tiled alfresco balcony boasting a Northerly aspect
- Two underground parking spaces (side by side) with a nearby storage cage

Situated three minutes from Queanbeyan's Riverside Plaza, just seven minutes drive to the Canberra Outlet Centre and 10 minutes to CBR Airport, 17 Uriarra Road offers exceptional value for such a central location.

The Facts:

Built: 2008

Living: 103m² (approx.)

Carpark + storage: 29m² (approx)

Total area 132m²

Rent potential: \$550-\$570 p.w

Rates: \$631 p.q (approx.)

Strata Levies: \$1,520 p.q (approx.)

Strata Plan: 80325

Strata Manager: Civium Strata (02) 6162 0681