

**43B Ross Road, Queanbeyan, NSW, 2620**



**Duplex Semi-detached For Sale**

Friday, 27 September 2024

43B Ross Road, Queanbeyan, NSW, 2620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex Semi-detached**



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## Charming Townhouse in Prime Queanbeyan Location

Welcome to 43b Ross Road, a delightful townhouse offering the perfect blend of comfort, convenience, and charm. Situated in a sought-after area of Queanbeyan, this double brick home boasts a spacious layout with modern amenities, making it an ideal choice for families, downsizers, or investors. From its high ceilings to the tranquil, shady front courtyard, every aspect of this property exudes warmth and character.

Step inside to discover a thoughtfully designed floor plan featuring three generously sized bedrooms, each with plush carpeting and built-in robes. The master bedroom comes complete with an ensuite, ensuring a private retreat for parents or professionals. Tiled corridors and wet areas add practicality and style, while the living areas offer plenty of space for relaxing and entertaining.

Comfort is guaranteed year-round, with both Daikin reverse cycle air conditioning and heating to keep you cozy in winter and cool in summer. The home is equipped with an electric cooktop, oven, and Euromade dishwasher, making meal preparation and cleanup a breeze. Front and rear security screens provide peace of mind, while the enclosed courtyard offers privacy and space to unwind.

The outdoor areas of this townhouse are designed with low maintenance in mind. The easy-care gardens ensure you can spend more time enjoying your home rather than working in it. The beautiful pine tree in the front courtyard provides ample shade, perfect for those warm summer days spent outdoors with family and friends.

The location is unbeatable, offering proximity to local amenities that will appeal to families and individuals alike. A short walk will take you to the local pub, train station, kids' play park, Queanbeyan High School, and the Queanbeyan Pool, ensuring that all your lifestyle needs are catered for within minutes of your front door.

Don't miss the opportunity to own this charming townhouse in such a convenient and sought-after location. With its combination of comfort, charm, and practicality, 43b Ross Road is a property that offers a wonderful lifestyle and a sound investment.

### Features:

- \* Double brick construction
- \* Oversized double garage
- \* High ceilings
- \* 3 bedrooms with built-in robes
- \* Master bedroom with ensuite
- \* 2 bathrooms
- \* Daikin reverse cycle air conditioning and heating
- \* Carpeting in all bedrooms
- \* Tiled corridors and wet areas
- \* Electric cooktop and oven
- \* Euromade dishwasher
- \* Front and rear security screens
- \* Enclosed courtyard with easy-care gardens
- \* Beautiful shady pine tree in front courtyard
- \* Short walk to pub, train station, kids play park, Queanbeyan High School, and Queanbeyan Pool

Council Rates: \$3,628pa approx.

Self managed strata, only cost is shared insurance of \$895pa approx.

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