

**102 Stornaway Road, Queanbeyan, NSW, 2620**



**House For Sale**

Thursday, 26 September 2024

102 Stornaway Road, Queanbeyan, NSW, 2620

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## First time offered, on large 2,036sqm block!

### The Details:

Set on a generous 2,036sqm block, this well-maintained family home is being offered for sale for the first time in over 60 years. Situated just moments from Queanbeyan's CBD, this property presents a unique opportunity for those seeking space and potential in an unbeatable location.

A solidly constructed double-brick single-level home, featuring four spacious bedrooms, a functional bathroom with separate shower room, two separate toilets and ample parking with a four-car lock-up garage.

Zoned R2 for low-density residential, the property offers dual access from both Stornaway Road and Canberra Avenue, making it versatile for various uses.

Inside, the home is warm and inviting, with ducted heating throughout, a Kelvinator wall air conditioner in the family room, and an original cosy wood fireplace in the living area. The kitchen and family room feature hybrid timber-look flooring, while the kitchen is equipped with an electric cooktop and oven. Classic decorative cornices add charm to the living spaces.

The property's outdoor features are just as impressive, with a north-east facing sunroom, a greenhouse, garden shed, and established gardens across the entire block. Ramp access to the front door ensures convenience and ease of movement.

This is a rare chance to secure a substantial piece of land with plenty of potential for future development, renovation, or simply to enjoy as is. Perfect for growing families or those looking for a long-term investment, this beloved family home is ready for its next chapter.

### The Facts:

- Large 2,036sqm block
- Moments from Queanbeyan's CBD
- First time offered in 60+ years
- Brick single-level 4-bed, 1-bath home
- Four-car lock-up garage
- R2 low-density residential zoning
- Dual access from Stornaway Rd & Canberra Ave
- Ducted heating, wall A/C, and wood fireplace
- North-east facing sunroom, greenhouse, garden shed
- Established gardens and ramp access to front door

### The Numbers:

Block size: 2,036m<sup>2</sup> (approx.)

Living size: 1,86m<sup>2</sup> (approx.)

Council rates: \$4,666.80 p.a (approx.)

ULV: \$819,000 (approx.)

Build complete: 1964 (approx.)