

**16/44 Carrington Close, Queanbeyan, NSW 2620**

**McNamee**  
total real estate

**Unit For Sale**

Wednesday, 26 June 2024

16/44 Carrington Close, Queanbeyan, NSW 2620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Michael Edwards  
0415977448

## AUCTION - 20/07/24

Rates: \$2,567.16 per annum Strata: \$999.64 per quarter Total Size: 225m<sup>2</sup> Year of Build: 1993 Completed in the early 1990s, Carrington Village Apartments have long been admired for their striking design, masterful use of open space, and excellent amenities. The federation-style townhouses, set amidst lush lawns and gardens, offer an inviting atmosphere from the impressive entrance onward, reflecting a well-thought-out architectural vision. Located at the rear of the complex with a desirable north-facing aspect, this generous two-level townhouse is a standout. Its thoughtful design ensures ample natural light and comfortable living spaces, making it ideal for both owner-occupiers and investors. The townhouse boasts three bedrooms, modern bathrooms, and a well-appointed kitchen, adding to its appeal. This property is sure to tick all the boxes for discerning buyers, combining quality and a prime location. Whether you're looking to invest or find a new home, this townhouse promises to deliver both comfort and value.

Features Include: - Open kitchen and dining area - Gas cooktop - Oven - Dishwasher - Second living area - Split system - Master bedroom with walk in robe and ensuite - Two additional bedrooms - Balcony - Main bathroom with spa bath - Separate internal laundry room - Powder room - Under stair storage - New laminate flooring - Newly installed carpet - Ceiling fans - NBN connectivity - Instantaneous Gas hot water - Spacious back courtyard - Timber deck & level grass area - Single lockup garage - Single allocated car space

To view contact or Michael Edwards 0415 977 448  
m.edwards@mcnamee.com.au

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