

36/5 Crest Road, Crestwood, NSW 2620



Unit For Sale

Sunday, 23 June 2024

36/5 Crest Road, Crestwood, NSW 2620

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Ben Mills
0422765130

\$250,000 - \$275,000

Proudly perched on the top floor of 'Crest Court', just a short stroll from the Queanbeyan train station, lies a charming one-bedroom unit that effortlessly blends comfort, convenience, and tranquillity. Purchased in 2004, the homeowner cherished this cosy abode, which she fondly compares to a treehouse, sharing it with her pet cat before later transitioning it into a fruitful investment property. Stepping inside, you're greeted by a spacious, light-filled, open plan living area that seamlessly flows onto an undercover balcony. The well-appointed kitchen, boasts wood-look laminate flooring, updated appliances and ample cupboard space - cleverly designed to minimize noise from the neighbouring unit, ensuring a peaceful living environment. A breakfast island separates the living space, creating a perfect spot for casual meals or morning coffees. With updated carpet underfoot, two ceiling fans and column electric heaters, the living space well-maintains comfort and warmth throughout the year, making it a cosy retreat no matter the season. While the unit doesn't have air conditioning installed, it has been approved by the Strata, giving you the option to install it in the future. As a top-floor corner unit, this residence benefits from a refreshing cross breeze, ensuring fresh air and plentiful natural light throughout. The unit enjoys a desirable North-Easterly dual aspect, with a pleasant, uninterrupted gumtree canopy outlook, making it an ideal spot for nature lovers. The homeowner reminisces about countless nights admiring the full moon set above the tree line, a testament to the tranquillity this home offers. Showcasing a recently replaced balustrade, the balcony offers a safe and serene spot for relaxing in the fresh air, with the scent of Eucalyptus and beautiful views enhancing the experience, while the sizeable bedroom, boasting the same serene outlook as the balcony, provides a private retreat for rest and rejuvenation. A generously sized bathroom doubles as a laundry, ensuring maximum efficiency throughout the unit. Currently move-in ready, this space offers the potential for a remodel, presenting a fantastic opportunity to customise it to your liking. This one-bedroom, one-bathroom unit is more than just a place to live, it's a sanctuary that combines urban convenience with natural beauty. Whether you're a first-time homebuyer looking for the perfect starter home, a downsizer seeking a peaceful retreat, or an astute investor aiming to add a successful rental property to your portfolio, this unit offers a unique opportunity to enjoy a high-quality lifestyle in a sought-after location. Its proximity to the Queanbeyan CBD, local parks, public transport, and local amenities makes it an ideal choice for those seeking everyday comfort and convenience.*Currently tenanted on a monthly basis at \$250 per week. More Details:- Located in Crest Court complex- Situated on level 3 (top floor)- Corner unit ft. one shared wall with neighbour (via kitchen for minimal noise)- Sizeable bedroom ft. updated carpet & built-in wardrobe- Open plan living, kitchen & dining- Kitchen ft. wood-look laminate flooring, breakfast island, stainless-steel sink, & updated appliances inc. four burner electric cooktop & oven- Spacious living area ft. updated carpet & wall-to-wall glass sliding doors to balcony- 2x column electric wall heaters- 2x ceiling fans with LED lights- Updated flooring throughout inc. carpets & laminate wood flooring- Repainted interior- Large main bathroom & laundry (combined)- Undercover balcony ft. new railing- North-Easternly dual aspect & tree canopy outlook- Single car allocated car space- Complex ft. undercover mailboxes, ground-floor lock up storage & on-site visitor car parking- Within walking distance of Queanbeyan CBD, parks, playgrounds & public transport inc. Queanbeyan train station- Short commute to local grocers & retailers inc. Woolworths, Coles & Kmart, as well as Canberra airport & Canberra CBD- Year Built: 1975- Approx. Council Rates: \$2195.18 per annum- Approx. Strata Levies: \$1198.56 per annum- Approx. Sinking Admin Fund: \$878.24 per annum- Approx. Rental Return: \$350 per week*Noting, no A/C unit currently installed, however installation has been approved by the complex strata.