

**3/47 Booth St, Queanbeyan East, NSW, 2620**



**Townhouse For Sale**

Tuesday, 5 November 2024

3/47 Booth St, Queanbeyan East, NSW, 2620

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## Great Location, Great Lifestyle awaits

This sought-after location offers a small price to secure your first home while acquiring a unique and relaxing lifestyle! Located within 600 meters of the golf course and clubhouse restaurant, you will discover an oasis of sophistication, an indulgent reward after a round of golf with friends.

This is all included when you take up residency in this attractive 2 bedroom townhouse and garage. Inside, you will appreciate all the comforts with the attractive timber-style flooring, carpets, and year-round comfort of reverse cycle heating and cooling. Additional enclosed storage solutions are located under the stairwell.

The modern kitchen includes an electric cooktop, a rangehood, and an electric under-bench oven. Adjacent, is an internal laundry and a convenient downstairs toilet.

Upstairs, the neutral decor and natural light complement the two bedrooms. The master bedroom is spacious and includes built-in robes (whilst the second bedroom has a fixed wardrobe and ceiling fan). There is also a second reverse-cycle heating and cooling unit, a ceiling fan, and leisurely access to the balcony from the main bedroom. There is a convenient bathroom and a separate toilet on this level.

This townhouse comes with a separate garage to accommodate your prized vehicle.

With the addition of Tennyson Mews children's park and a handy bus stop directly over the road, this is a fantastic opportunity for your first home! Don't miss your chance to be among the first to seize this opportunity!

- 2 Bedrooms
- 2 levels
- Balcony access from the master bedroom
- Reverse Cycle heating and cooling in the lounge
- Reverse Cycle heating and cooling in the master bedroom
- Built-in robe in the master bedroom
- Carpets in the bedrooms and living room
- Ceiling fans in both bedrooms
- Timber style flooring
- Upgraded kitchen
- Electric cooktop
- Electric under-bench oven
- Rangehood
- Internal laundry
- Downstairs WC
- Storage under the stairwell
- Hot Water Service (only approximately 12 months old),
- Garage (with power and lights)

### Location:

Tennyson Mews Park is directly across the road

Bus Stop is directly across the road

600 meters to the Golf Course and Clubhouse

650 meters to the suspension bridge and riverbank walks

1.5 Klms to the Riverside Plaza

400 meters to the Service Station

Strata Fees: \$804.86 per qtr

Rates: \$2,888.91 per annum