

11/161 Uriarra Rd, Crestwood, NSW, 2620



Unit For Sale

Friday, 20 December 2024

11/161 Uriarra Rd, Crestwood, NSW, 2620

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit

THE STORY...

Welcome to this thoughtfully designed single-bedroom, ground-floor apartment that seamlessly combines style, comfort and functionality. With a bright and airy open plan layout and a generously sized courtyard this home offers an inviting retreat for first-time buyers, downsizers, or investors alike.

Stepping inside, you'll discover a spacious sunlit living area, fit with plush carpet underfoot and a Mitsubishi split system for year-round comfort. Glass sliding doors effortlessly combine indoor and outdoor living, with the living space flowing out to a generous private courtyard, complete with a sizeable concrete slab – providing the perfect place for external dining and entertaining.

The well-planned kitchen boasts high-end finishes, including a sleek stainless-steel dishwasher and electric appliances, making meal preparation and clean up a breeze. High ceilings enhance the sense of space, while the neutral carpet and paint provide a fresh and inviting atmosphere throughout.

Set apart from the central living hub of the home, the oversized bedroom sets the scene for rest and rejuvenation, with the large built-in wardrobe offering plenty of storage and glass sliding doors to the main courtyard filtering in natural light and fresh air.

For added convenience, the bathroom boasts a European style laundry to maximise the internal living space, and the lock-up, single car garage offers direct internal access to the unit.

Beyond the apartment, residents can enjoy easy access to local parks and playgrounds, with renowned cafes, shops and schools all within walking distance. Furthermore, situated only a stone's throw from Canberra City and Airport, an abundance of retail options, restaurants and holiday escapes are mere minutes away!

For investors looking for a smart addition to their rental portfolio, this apartment presents a fantastic opportunity with a reliable rental history.

****Currently tenanted on a month-to-month basis for \$380 per week****

More Details:

- Open plan living, kitchen & dining
- Kitchen ft. large low-maintenance tiled flooring, 1.5 stainless-steel sink & Euromaid appliances including a dishwasher, built-in electric oven & 4-burner electric cooktop
- Spacious living room ft. carpet & sliding door direct to courtyard
- Mitsubishi split system air conditioner to living room
- Generous bedroom ft. carpet, built-in wardrobe & sliding door direct to courtyard
- Combined bathroom & European style laundry ft. large shower
- Spacious courtyard ft. large concreted seating space with clothesline & garden bed
- Single car, lock up garage ft. direct internal access to unit
- Additional visitor parking available on-site
- Located in a quiet complex
- Within walking distance of local parks, playgrounds, cafes, shops & Queanbeyan Schools
- Short commute to Canberra CBD, Canberra Airport, Majura Park shopping centre & Fyshwick markets
- Year Built: 2011
- Approx. Living Size: 61 sqm
- Approx. Courtyard Size: 46.6 sqm
- Approx. Council Rates: \$643 per quarter
- Approx. Rental Return: \$400 per week