

**4/13 Gerald St, Queanbeyan, NSW, 2620**

Ian McNamee & Partners

**Unit For Sale**

Wednesday, 8 January 2025

4/13 Gerald St, Queanbeyan, NSW, 2620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

## Modern Comfort and Convenience in a Boutique Complex

Rates: \$2,892.83 per annum

Strata: \$830.00 per quarter

Potential Rent: \$630 per week

Nestled within a quiet complex of just seven homes, this stunning 3-bedroom townhouse perfectly balances contemporary style with practicality. Whether you're a first-home buyer, a growing family, or an investor, this property offers the ideal blend of spacious living, modern finishes, and a prime location.

Step inside to be welcomed by a generous open-plan kitchen, dining, and living area, thoughtfully designed with a neutral colour palette and a modern touch. The kitchen boasts high-end finishes, while the adjoining living area flows seamlessly onto a fully paved alfresco-perfect for year-round entertaining.

Upstairs, the second floor offers privacy and comfort, featuring three generously sized bedrooms. The oversized master suite is a true retreat, complete with a walk-in robe and an ensuite designed for relaxation. Two additional bedrooms, all with built-in robes, are thoughtfully positioned alongside the modern family bathroom and separate toilet.

With its prime location, modern features, and thoughtful design, this townhouse is a rare opportunity to secure a lifestyle of comfort and convenience.

### Key Features:

- Modern kitchen with electric cooking & dishwasher
- Reverse cycle heating and cooling for year-round comfort
- Oversized master bedroom with ensuite and walk-in robe
- Second bedroom with walk in robe
- Third Bedroom with built in robe
- Tiled flooring on the ground level for easy maintenance
- Stylish family bathroom
- Separate upstairs toilet for added convenience
- Powder room on ground floor
- Spacious alfresco area, perfect for entertaining
- Paved backyard for low-maintenance outdoor living
- Double garage with internal access & storage
- Located within walking distance of local schools and shops
- Quiet and private complex of only seven residences
- Perfect for first-home buyers, families, or savvy investors

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