3/70 URIARRA ROAD, QUEANBEYAN, NSW, 2620









SOLD

STYLISH CITY-VIEW APARTMENT IN THRIVING QUEANBEYAN

Embrace city living in this perfectly positioned 1-bedroom apartment nestled in the heart of Queanbeyan. Located at 70 Uriarra Road, this cozy 36 square meter residence offers an ideal opportunity for first-home buyers, downsizers, or those seeking a strategic investment in a rapidly growing region. This property is currently vacant, however for an astute investor please note that it was previously achieving $400 per week rental, representing approximately a 6.9% gross return.

This well-designed apartment features a comfortable bedroom, modern bathroom, and a welcoming lounge area that maximizes the available space. The dedicated carport ensures your vehicle is always protected, while the city aspect provides an engaging outlook that connects you to the vibrant community below.

Property Features:
• Built in robe to bedroom
• Open plan kitchen with electric cooking
• Good size lounge room
• Spacious bathroom with laundry
• Single carport

The property's location presents an array of lifestyle advantages:
• Easy access to public transport, including regular bus services to Canberra
• Minutes from local cafes, restaurants, and entertainment venues
• Within walking distance of Queanbeyan CBD
• Close proximity to the Queanbeyan River and recreational areas

Queanbeyan offers the perfect blend of country charm and urban convenience. The city boasts excellent amenities including:
• Multiple shopping centres and retail precincts
• The state-of-the-art Queanbeyan Performing Arts Centre
• Modern public library and community facilities
• Numerous parks and green spaces

1 BED | 1 BATH | 1 CAR

PRICE:
$285,000

OPEN FOR INSPECTION:
N/A



John Longmire
0412205380
john.longmire@atrealty.com.au
www.atrealty.com.au