



27 Derrima Road, Queanbeyan



Tranquil Block in the Heart of Town.

Mates Rates Real Estate is delighted to be marketing this 483m² vacant block of land at 25a Derrima Road, Queanbeyan. (Lot 33, Section A, DP 7255)

Ideally located within walking distance to Queanbeyan's CBD, historic railway, Queanbeyan's picturesque river and with easy access to Canberra, this block is perfect for you to build your dream home on.

Currently, the north facing block has an established French garden and entertaining area on it, some of which may be able to be retained, or it can be removed depending on your plans. A new fence has been installed along one side and the front picket fence is secure with a gate for car access.

We urge you to compare the locality as compared to vacant blocks at Googong. We're sure you will agree, that the convenience and subsequent lifestyle that building in central Queanbeyan offers is far superior.

Land size 483m²

Site dimensions approximately 34m x 14m

Lot 33, Section A, Deposited Plan 7255

Rates approximately \$2400 P/A once built on

📏 483 m²

Price	SOLD for \$340,000
Property Type	Residential
Property ID	192
Land Area	483 m ²

Agent Details

James Barnsley - 0413 884 408

Office Details

Queanbeyan
PO Box 628 Queanbeyan NSW 2620
Australia
0413 88 44 08



MATES RATES
REAL ESTATE AUSTRALIA

- North-facing block on quiet street in family-friendly neighbourhood in inner-city Queanbeyan.
- Established gardens and entertainment area at rear of block to take advantage of, or remove.

- Walking distance to Queanbeyan Rail Station, providing rail access to Sydney and the region.
- 1 block from the Queanbeyan River Walk and paved cycle track linking Queanbeyan and Canberra.
- Walking distance to several family friendly green spaces including the beautiful Town Park, Apex Park, and Railway Park which offer tennis and basketball courts, exercise equipment, two skate parks, a velodrome, children's play equipment, BBQ facilities and more.
- Walking distance to Queanbeyan Aquatic Centre which offers indoor and outdoor pools and a waterslide and splash pad facility for the kids.
- Walking distance to the river-side Queen Elizabeth II park with its new playground and water splash park and amphitheatre overlooking the picturesque Queanbeyan River.
- Walking distance to Riverside shopping Centre and major Supermarkets such as Coles, Woolworths and K-Mart.
- Walking distance to the Queanbeyan lifestyle precinct, with its newly renovated pubs, cafes, restaurants, and specialty shops.
- Less than 1.5km to public and elementary and high schools, private primary schools, and walking distance to the wonderful Campbell St Daycare Centre.
- 3 blocks from Queanbeyan Hospital.
- Quick access to two major arterial roads leading into Canberra (Canberra Avenue and Pialligo Avenue) for a more convenient daily commute to Canberra.
- 5 minute drive to the Canberra Outlet Centre and Fyshwick shops, 5 minute drive to HMAS Harmon, 15 minute drive to Canberra airport and Majura Park Shopping Centre, 15 minute drive to Woden Town Centre, 20 minute drive to Civic, 20 minute drive to HQJOC; and easy access to the Kings Highway for weekend trips to the Sapphire Coast.

*Covid-19 Stimulus bonus! Are you a First Home Buyer? If so, you are eligible for Free Stamp Duty and up to \$35,000 in grants. If you are not a First Home Buyer you still may be eligible for \$25,000. <https://www.nsw.gov.au/living-nsw/housing-and-property/first-home-buyer-grant-and-assistance> <https://www.nsw.gov.au/news/homebuilder-package-driving-jobs-nsw> Please rely on your own inquiries.

* Please note that on the contract it is known as 25 Derrima Road, Vacant land, Lot 33, Section A, Deposited plan 7255. This is due to the CRM not uploading that address.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.