



**3, 9 Hybon Avenue, Queanbeyan**



## Stylish and Secluded Home!

Mates Rates Real Estate is delighted to be marketing this very special 2 bedroom, 1 bathroom, stylish townhouse at 3/9 Hybon Avenue, Queanbeyan.

Located in a secluded bush area of Queanbeyan, this home will be lovely to live in and make a solid investment.

On entering you are greeted by a large sunny living space which has access to the wraparound courtyard.

The kitchen has plenty of storage, features a breakfast-bar, and overlooks the living space.

Both Bedrooms are situated on the top floor, the oversized master featuring a reverse-cycle air-conditioner plus built-in wardrobe. The second being spacious and has a ceiling fan.

The bathroom is sparkling clean, features a corner-bath and conveniently there is a separate toilet.

The home is heated and cooled by 2 reverse-cycle air-conditioners, plus there is a slow-combustion wood-heater.

There is a neutral palette throughout due to a recent refurbishment inclusive of new paint, blinds/curtains and carpet. The exterior of the townhouse was repainted a soft grey at this time also.

Car accommodation is a single lock-up garage, plus there is an extra car space. As a bonus there is a dedicated storeroom, which could double as an office, while the large laundry can double as a garden shed / storage room.

 2  1  2

<b>Price</b>	SOLD for \$407,000
<b>Property Type</b>	Residential
<b>Property ID</b>	202
<b>Floor Area</b>	157 m2

### Agent Details

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What you will really love is the courtyard garden with its abundance of plants and bushland views inclusive of Australian wildlife. The birdlife in particular is prolific, and some mornings you will hear Kookaburras laughing in the nearby trees.

The location is ideal, with easy access to Canberra, Spotlight shopping precinct, Riverside Plaza, schools, walking trails and bush.

Features Include:

- 2 Bedroom, 1 bathroom townhouse with open plan layout downstairs
- Sunny living space with outdoor access
- Enclosed private wraparound courtyard with bush views
- Funky kitchen with breakfast bar
- Slow-combustion wood-heater
- 2 Reverse-cycle air-conditioning units
- NBN ready
- Extra storage room
- Single garage plus extra car-space
- Pet friendly complex
- Small complex of 4 townhouses with colorbond fencing
- Quiet cul-de-sac
- Has just one common wall with its neighbour
- Rates \$556 P/Q, Strata \$697 P/Q approx.
- Size 157m2 total, Built 1986 approx.

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