

Sold



**21 Crest Road, Queanbeyan**



## Charming Cottage with Flat and Office!

Mates Rates Real Estate is delighted to be marketing this charming cottage with a separate flat and office at 21 Crest Road, Queanbeyan.

Lovingly maintained, this house has character, a great feel and will make a wonderful home for the lucky buyer.

Inside, you are greeted by a sunny living and dining space with gorgeous high ceilings, timber floors, functional open fire-place and picture-rails.

The neat and functional kitchen features an oversized smeg oven, dishwasher and plenty of cupboard space.

This is a very comfortable home to live in with reverse-cycle air-conditioners in the living space, the master bedroom and the second bedroom. The hot water is provided by a Rinnai instant gas system.

There are three bright and comfortable bedrooms, all of which have built-in wardrobes, with the Master being of generous proportions. Quality wool-blend carpet has been laid.

The bathroom is in excellent condition, sparkling clean and features a bath. Conveniently there is a separate W/C.

The 692m<sup>2</sup> yard is secure, landscaped and has mature and shady trees making it a great place for kids and pets to enjoy.

What you will love is the separate flat which has a bathroom. In addition there is plenty of storage including accessible ceiling space above the flat.

For those that work from home, you are fully catered for with dedicated

4 2 692 m<sup>2</sup>

<b>Price</b>	SOLD for \$730,000
<b>Property Type</b>	Residential
<b>Property ID</b>	207
<b>Land Area</b>	692 m <sup>2</sup>

### 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

office complete with NBN connection, ceiling fan and heater.

There is plenty of off-street parking.

The location is ideal within walking distance to Queanbeyan's CBD, and you have easy access to Canberra.

Features Include:

- Charming 3-bedroom home with high ceilings, timber floors and picture rails
- Large living space with functional fire place
- Large bedrooms with the master featuring R/C air
- 3 Reverse-cycle air-conditioners
- Lovely kitchen with Smeg oven plus a dishwasher
- NBN + FTTP installed
- Separate flat with bathroom
- Separate office with NBN
- Completely re-wired
- Irrigation system
- New insulation
- Beautiful landscaped yard with advanced trees and shrubs
- Raised garden beds
- Great location close to Queanbeyan's CBD
- Block size 692m<sup>2</sup>, Rates\$2815 P/A, built 1950's approx.

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