



## 5 Kathleen St, Queanbeyan



### Queanbeyan's Best Location!

Mates Rates Real Estate is delighted to be marketing this centrally located, 4 bedroom, 2 bathroom plus rumpus residence, at 5 Kathleen Street, Queanbeyan.

Set on a 626m<sup>2</sup> block in Central Queanbeyan, this property will make a great home and solid long-term investment.

Built in 1944, this home has had an extension allowing for much more space.

This home's large floorplan is sure to impress, with a sunny living area, family room and upstairs rumpus room, which can be utilised as a study.

The updated, east facing kitchen features an oversized gas oven, and plenty of cupboard space.

Accommodation includes 4 large bedrooms, 2 of which have built in wardrobes.

The bathrooms are sparkling clean, are in good condition and there is a massive laundry with plenty of cupboard space.

Heating is a ducted-gas system. Cooling is provided by a reverse cycle A/C upstairs.

This is a very efficient house to live in with solar hot-water and instant gas hot-water, plus there are double-glazed windows in the kitchen, main bedroom and second bedroom. Quality insulation in the walls has also been installed.

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**Price**  
**Property Type**  
**Property ID**

SOLD  
Residential  
212

### Agent Details

James Barnsley - 0413 884 408

### Office Details

Queanbeyan  
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REAL ESTATE AUSTRALIA

What you will really love is the potential of this home. Generally homes of this size and proximity to town will go towards, and surpass \$1,000,000. You can add value through renovation, if you have the drive and skills.

The back yard is a blank canvas, ready for you to add your personal touch.

Car accommodation is an oversized single lock up garage with plenty of storage space and off-street parking.

This tightly held Queanbeyan location is ideal. You are in walking distance to local schools, parks and public transport.

#### Features Include:

- 4 Bedroom, 2 bathroom home
- 2-3 Living spaces
- Sunny kitchen with gas cooking
- Ducted gas heating
- Reverse-cycle air-conditioning
- Solar and instant gas hot-water
- Oversized single garage
- NBN installed
- Great location close to schools, public transport and parks
- Surrounded by other quality homes
- Block 626m2 approx. Rates \$3016 approx.
- Built 1944 approx.

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