



**21 Kathleen St, Queanbeyan**



## Stunning Modern Home

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Mates Rates Real Estate is delighted to be marketing this stunning modern home, which is ready for you to move straight in, at 21 Kathleen Street, Queanbeyan.

This centrally located home has a great floorplan with 4 bedrooms, 2 bathrooms, lounge, family and dining areas.

The kitchen is spectacular and overlooks the dining and family spaces. It features large benchtops, gas cooktop, electric oven and plenty of cupboard space.

The 2 bathrooms are sparkling clean, feature lovely tiles and the main has a bath, plus there is a separate W/C.

All bedrooms are a great size, have storage, and the main has a walk-in-wardrobe.

This is a very comfortable home to live in with ducted evaporative-cooling and ducted gas-heating. Quality insulation has been installed in the ceiling and walls. NBN is connected to the home.

You will love the outdoor areas that have been professionally landscaped. The front area is secure and perfect for sitting and enjoying the Easterly sun, while the backyard is beautiful and features an above ground pool. The pool is currently empty, as the owners have not needed it for the past 18 months. Prior to it being drained, it held water perfectly.

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<b>Price</b>	\$1,100,000
<b>Property Type</b>	residential
<b>Property ID</b>	213
<b>Land Area</b>	626 m2

### Agent Details

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### Office Details

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The location is ideal with a lovely sunny aspect, and is within walking distance to the vibrant Queanbeyan city centre, local schools and the iconic Queanbeyan River.

Car accommodation is a spotless double lock up garage with electric door and internal access.

Features Include:

- 4 Bedroom, 2 bathroom, single level home
- Stunning kitchen with large benchtops and dishwasher
- 2 Large living spaces all with quality fittings
- Ducted evaporative cooling and ducted gas heating
- Stunning bathrooms, separate W/C and bath-tub
- Landscaped yards
- NBN access
- Double lock-up garage with internal access
- Walking distance to the River and city centre
- Block 626m2 approx.
- Built 2010, Rates \$3016 P/A approx.

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