

Ian McNamee & Partners



11/12 River Drive Queanbeyan NSW

3 2 2

Rates: \$2,598.59 per annum

Levies: \$770.00 per quarter

Living Size: 175.9m²

Total Size: 244.40m²

Potential: \$750 per week

Year of Build: 2020

Located within a quaint complex of just 12 townhouses lies a true gem—a spacious, two-storey haven boasting three bedrooms plus a multipurpose room.

Step inside to discover an oversized master bedroom on the first floor, complete with a luxurious walk-in robe and ensuite. Downstairs, two additional bedrooms with mirrored built-in robes offer ample space for family or guests, complemented by a bathroom and separate toilet, both adorned with floor-to-ceiling tiling for a touch of sophistication.

Entertainment abounds in the large multipurpose room,

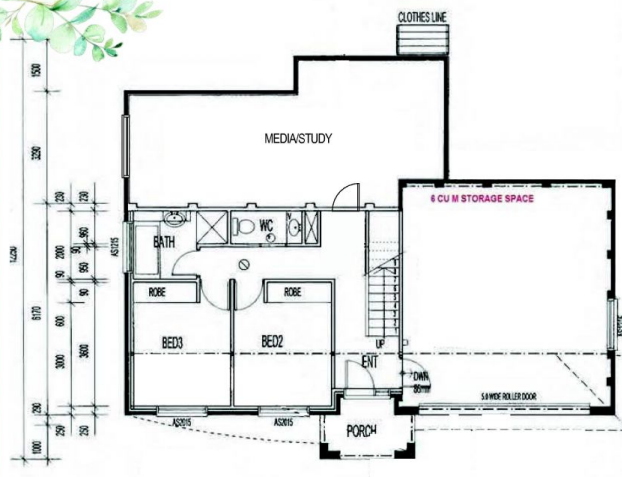
Price : \$ 820,000

View : <https://www.mcnamee.com.au/sale/nsw/southern-tablelands/queanbeyan/residential/townhouse/8003760>

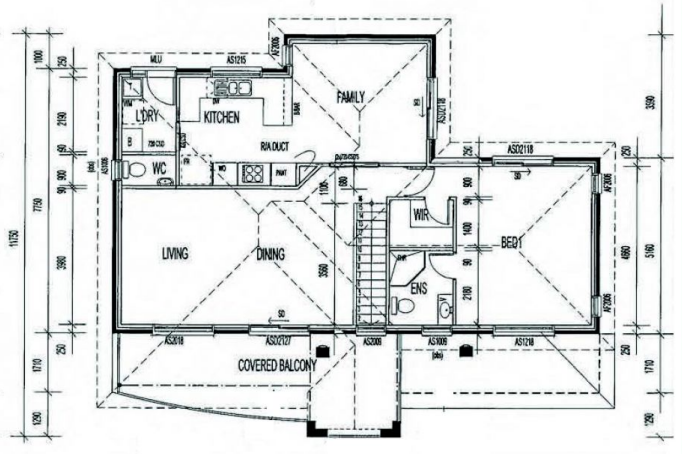
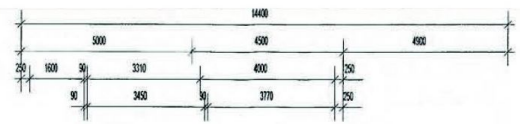
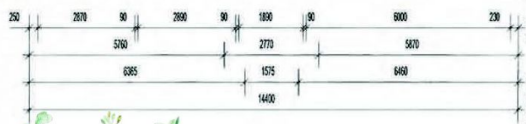


Michael Edwards
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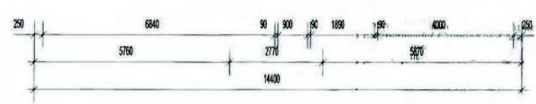
R11



LOWER FLOOR PLAN



UPPER FLOOR PLAN



THE SUGAR GUM

BEDROOMS: 3
BATHROOMS: 2
GARAGE: 2

LIVING: 175.9 M²
GARAGE: 42.9 M²
PORCH: 4.4 M²
BALCONY/DECK: 21.2 M²

Note: Area calculation is for gross floor area and is measured to the outside face of external walls and common area walls and to the centreline of party walls and includes floor shafts and vertical service ducts. Section area is measured to the inside face of external walls. Any external space area indicated only and may be subject to local council and Authority requirements. Please note that the architectural plans were produced prior to completion of construction and is illustrative only. Changes may be made during construction. Dimensions, details, finishes and specifications are subject to change without notice in accordance with the provisions of the contract of sale. Any fixtures or equipment is not indicated with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Purchasers must rely on their own enquiries. Buildheads necessary for services and structure are not depicted.

