

# Ian McNamee & Partners



**2/71 Tharwa Road Queanbeyan West NSW**

**2** **1** **1**

Rates: \$2,594.69 per annum  
Levies: \$821.25 per quarter  
Year of Build: 1980  
Potential Rent: \$420 per week

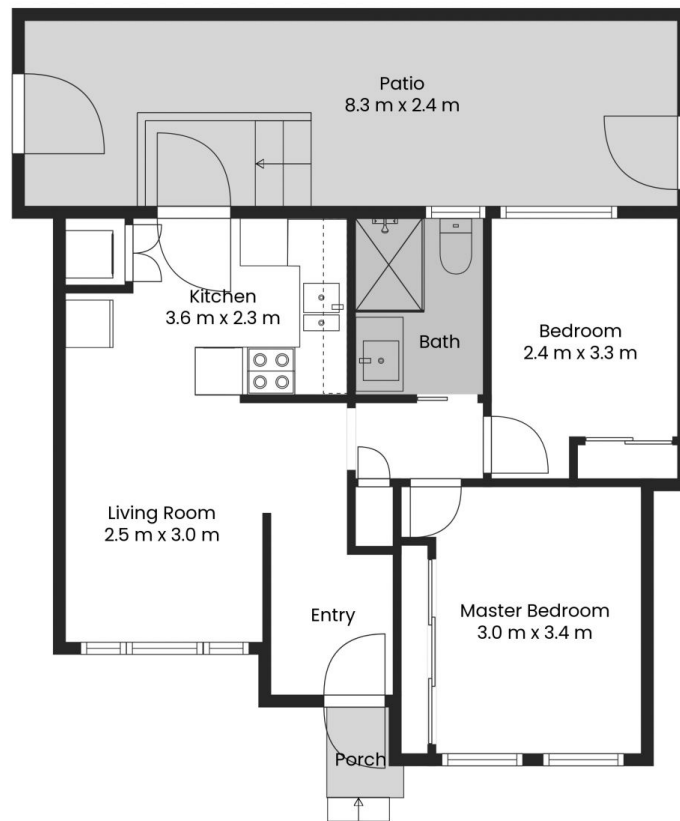
**Price** : \$429,000 - \$449,000  
**View** : <https://www.mcnamee.com.au/sale/nsw/capital-monaro-snowy/queanbeyan-west/residential/townhouse/8073822>

Discover the pinnacle of modern living in this charming single-level unit, nestled in a small complex of just four. Completely updated with easy-care wood plank flooring, this home offers a seamless blend of style and convenience. The living area features reverse cycle air conditioning, ensuring comfort all year round. The well-appointed kitchen boasts a ceramic cooktop, oven, and ample storage. Enjoy the ease of a European laundry and the luxury of a modern bathroom with floor-to-ceiling tiling and a stylish shower niche.

Both bedrooms come with built-in robes and dual roller blinds, with the master bedroom also featuring a reverse cycle split system. Outside, a private, low-maintenance courtyard and external awnings provide a perfect retreat.



**Michael Edwards**  
6283 5555



Ian McNamee  
& Partners  
your local agent

Sizes And Dimensions Are Approximate, Actual May Vary.

