



Riverside living, close to town & affordable. Move in ready.



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31/20 Trinculo Place, Queanbeyan East

Sold

Welcome to 31/20 Trinculo Place, Queanbeyan East, a neat & tidy, updated 1 bedroom home unit that has been updated with views toward Queanbeyan River. Boasting 40m2 of living space approximate* living with beautiful flooring, air conditioning and a large bedroom this top-level home unit will certainly attract the first home and investor alike. Nestled in a sought-after area, this one-bedroom unit offers a blend of comfort and convenience, making it an ideal choice for those looking to enter the property market or expand their investment portfolio.

Upon entering, you are welcomed into a lovely and cosy lounge room, providing a warm and inviting space to relax and unwind. The good-sized kitchen is the heart of this unit, offering functionality and style. Whether you're a culinary enthusiast or simply enjoy preparing meals, this cosy kitchen provides the perfect backdrop for your culinary adventures. The well-appointed bedroom features a built-in robe, ensuring ample storage and a clutter-free living environment. The spacious bathroom not only caters to your daily needs but also incorporates convenient laundry facilities, adding a practical touch to your lifestyle. The unit comes complete with a single garage, ensuring your vehicle is sheltered from the elements. Additionally, a storage room adds practicality, allowing you to keep your belongings organized and easily accessible.

Location is key, and this property excels in that aspect. Situated near the Queanbeyan Golf Club, shops, and essential amenities, convenience is at your doorstep. An easy stroll into town

Property ID: L26399305

Property Type: Unit

Garages: 1

Land Area: 2900.0 sqm

Vic Srbinaouski

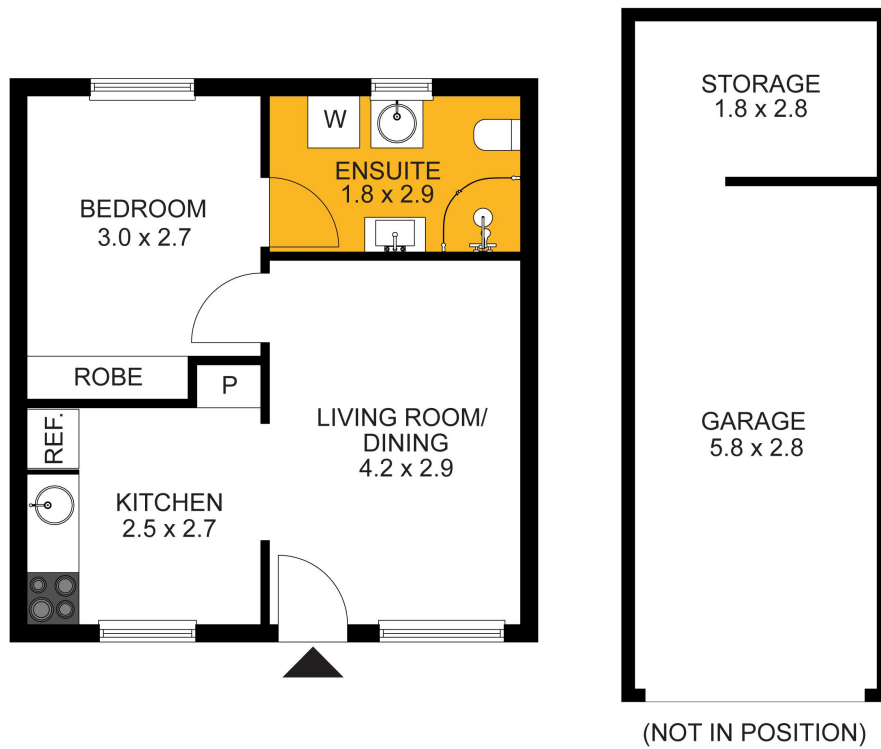
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means you can leave the car behind, embracing a lifestyle that effortlessly combines comfort with accessibility. For the nature enthusiasts, the complex is strategically positioned just across the road from the serene Queanbeyan River. Enjoy picturesque river walks, bike rides, and unwind in family parks with BBQ areas, providing a perfect blend of relaxation and recreation. Strategic commuting is another advantage, with this unit being a mere 10 minutes away from Brindabella Park and Canberra Airport, 15 minutes to Russell Hill offices, 10 minutes to Barton, and only 20 minutes to the heart of the Canberra City Centre (Note these distances are approximates only*).

The numbers. Rates: \$419.50 p/Qtr. Strata: Admin Fund \$420 p/Qtr Capital Works \$180 p/Qtr = Total \$600 p/Qtr. Water: \$116.18 p/Qtr average share, varies. Rental Estimate: \$360 – \$380 p/week. Note the figures/amounts are approximates* only.

In summary, Unit 31/ 20 Trinculo Place offers not just a property, but a lifestyle. Whether you're starting your homeowner journey or expanding your investment portfolio, this unit presents a golden opportunity to call it home. Embrace comfort, convenience, and the charm of riverside living in this welcoming Queanbeyan East abode. To make this home unit yours simply contact Vic Srbinouski on 0410 583 048 or email vic@qbn.rh.com.au to arrange a private viewing.



31/20 TRINCULO PLACE
 Queanbeyan East

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Raine & Horne