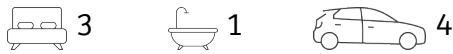




Convenient duplex living with elevated views.



1/15 Mallee Crescent, Queanbeyan

\$599,000 - \$649,000

If you’re looking for exceptional value in today’s market, look no further than 1/15 Mallee Crescent, a rare offering that delivers the space, functionality, convenience & lovely views.

Perfectly suited to first or second home buyers, or a savvy investor, this property promises both lifestyle and long-term value.

Set on a generous 334m<sup>2</sup> block, this practical three-bedroom duplex offers 110m<sup>2</sup> of internal living space plus a sun-drenched front alfresco/balcony ideal for indoor-outdoor living. The home includes a large tandem double-car garage, with two additional allocated complex car spaces, including visitor parking, 4 in total – a rare bonus for duplex living.

Nestled in an elevated, family-friendly crescent, you’ll enjoy district and mountain views and the convenience of being just minutes from Karabar Shopping Mall, local cafés and eateries. Spend your weekends in nearby parks and green spaces, with access to netball courts, AFL ovals and wide-open areas perfect for kids and pets. A short walk to the local YMCA and ideal proximity to local primary and high schools.

Inside it boasts a versatile and practical layout designed for effortless flow between living and outdoor spaces – ideal for both relaxed everyday living and easy entertaining.

Property ID:	L32954368
Property Type:	DuplexSemi-detached
Building / Floor Area:	110
Garages:	2
Open Parking:	2
Land Area:	334.0 sqm

Vic Srbinouski  
0410 583 048  
vic@qbn.rh.com.au

#### Key Features:

- Spacious separate lounge room with balcony access
- A northerly covered front alfresco/balcony with mountain views
- Three good sized bedrooms, two with BIR & ample natural light
- Additionally, a dining room off the open plan kitchen
- Well-appointed kitchen with neutral stone benchtops, waterfall edge & pantry
- Electric ceramic cooktop, stainless steel oven & dishwasher
- Reverse Cycle Air Conditioning
- A mix of bamboo flooring in living areas & carpeted bedrooms
- Rinnai Infinity 26 Gas Instantaneous Hot Water System & NBN Broadband
- Light filled bathroom with large bathtub, a separate shower & IXL tactic
- Separate W.C & well-proportioned laundry
- A large and secure back and side yard, ideal for kids, pets, entertaining or a veggie garden.
- Small, well-maintained complex
- Rental estimate appraisal \$590 – \$610 per week Approximately. Agents interest.

Whether you're entering the market, expanding your investment portfolio or looking to downsize without compromising on space, this duplex is a rare standout opportunity. Act now and secure your private inspection by calling Vic Srbinouski on 0410 583 048 or email [vic@qbn.rh.com.au](mailto:vic@qbn.rh.com.au)