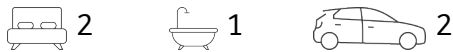




North facing single level townhouse in desirable complex



9/37 Derrima Road, Queanbeyan

\$599,000 - \$639,000

Positioned at the front of a desirable, well-presented complex, 9/37 Derrima Road offers an inviting single-level lifestyle with the added advantage of a north-facing orientation that fills the home with natural light. This almost freestanding two-bedroom townhouse presents a rare opportunity for those seeking comfort, convenience, and privacy, with the added potential to create a third bedroom or study.

Inside, the home features generous open-plan living areas, an updated kitchen with a dishwasher, and a beautifully renovated bathroom that adds modern style and functionality. Both bedrooms include built-in robes, while two split-system air conditioning units and natural gas heating ensure year-round comfort. Flowing easily from the living spaces, the private courtyard is perfect for outdoor entertaining, complemented by established gardens and a garden shed.

Ideal for downsizers, first-home buyers, or investors alike, this residence combines a practical floorplan with easy access from the street and minimal steps throughout. Its enviable location on a leafy, tree-lined street offers walking distance to Queanbeyan’s CBD and local amenities, while a lock-up garage plus extra parking in front of the unit completes this appealing package.

Features

Property ID:	L35887979
Property Type:	Townhouse
Garages:	1
Open Parking:	1
Land Area:	7808.0 sqm

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- Single-level townhouse, north aspect
- 2 bedrooms, built-in robes, main fits a king bed
- Option to create a 3rd bedroom or large study
- Updated kitchen with dishwasher
- Stunning new bathroom with bathtub
- Open plan living and dining areas
- 2 split-system air conditioning units + natural gas heating
- North-facing orientation, filled with natural light
- Private courtyard, pergola, garden shed,
- Lock-up garage easy turning circle or extra car space
- Positioned at the front of a well-presented complex
- Strata: \$766.14 per QTR approx* incl. Capital Works Fund
- Rates: \$881 p/quarter approx.
- Rental Estimate: \$550-\$570 per week approx*
- Available now as vacant possession.

With its north-facing design, quality updates, and outstanding location, 9/37 Derrima Road delivers low-maintenance living with space, flexibility, and lifestyle appeal. Whether you're seeking a downsizer's haven, a smart first step into the market, or a ready-to-go investment, this townhouse is an opportunity not to be missed. To make this your own start by contacting Vic Srbinouski on P 0410 583 048 or email vic@qbn.rh.com.au