

11/12 River Drive, Karabar, NSW 2620

McNamee
total real estate

Townhouse For Sale

Friday, 10 May 2024

11/12 River Drive, Karabar, NSW 2620

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Michael Edwards

\$809,000 - \$835,000

Rates: \$2,598.59 per annum Levies: \$770.00 per quarter Living Size: 175.9m² Total Size: 244.40m² Rent: \$750 per week Lease Expiry: 22/05/2024 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, while the first floor beckons with a generously sized living area opening onto a covered balcony. Culinary delights await in the open kitchen and dining space, equipped with a gas cooktop, electric oven, dishwasher, Quantum Quartz benchtops, and soft-close cabinetry. Experience year-round comfort with ducted reverse cycle heating and air conditioning, illuminated by energy-efficient LED downlights throughout. A double garage with automatic electric roller door ensures secure parking with internal access. Seize this opportunity to embrace a house alternative in an excellent location—where modern luxury meets everyday practicality. Features Include: - Two storey townhouse - Oversized master bedroom on first floor with walk in robe and ensuite with floor to ceiling tiling - Two additional bedrooms on the ground floor with mirrored built in robes - Bathroom and separate toilet on ground floor with floor to ceiling tiling - Large multipurpose room - Large living area with access to the large covered balcony - Open kitchen and dining space - Gas cooktop - Electric oven - Dishwasher - 20mm Quantum Quartz benchtops - Soft close cabinetry - Ducted Reverse cycle heating and air conditioning system - LED downlights throughout - Instantaneous Gas hot water system - 2000L rain water tank - Double garage with automatic electric roller door and internal access - Small complex of 12 - Excellent location - 10 minute walk to Karabar Shopping Mall - 23 minute drive to Canberra Centre To view contact Michael Edwards 0415 977 448 m.edwards@mcnamee.com.au Disclaimer: All purchasers must rely on their own enquiries, as the vendors or their respective agents do not make any warranty as to the accuracy of the information provided above and do not or will not accept any liability for any errors, misstatements, or discrepancies in that information. We have diligently and conscientiously undertaken to ensure it is as current and as accurate as possible.