

# 12 Carawah Court, Karana Downs, Qld 4306

## House For Sale

Wednesday, 15 May 2024



12 Carawah Court, Karana Downs, Qld 4306

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1259 m2**

**Type: House**



Steve Athanates  
0414235933



Matt Drayton  
0435019874

## Offers Over \$739,000

Welcome to 12 Carawah Court, Karana Downs, a lovely, well-kept family home that offers a comfortable and practical lifestyle. Located in a quiet cul-de-sac, this property provides a peaceful retreat while being close to all essential amenities. This home features three good sized bedrooms, with the master bedroom offering ample closet space and lots of natural light. The additional bedrooms are perfect for family members, guests, or a home office. The recently updated bathroom is modern and functional, complete with high-quality fixtures, a separate shower, toilet and second toilet next to the bathroom. The open-plan living and dining areas are designed for comfort and versatility, providing plenty of space for relaxation and entertaining. Large windows let in lots of natural light, giving the interior a bright and airy feel. The renovated kitchen is a highlight, featuring caesarstone countertops, modern cabinetry, and appliances. It's well-equipped for all your cooking needs, whether you're making a family dinner or hosting friends. The full size laundry room offers convenience, complete with a linen cupboard for extra storage, making household chores easier. The property includes a two car garage with a drive-through feature, allowing easy access to the backyard. There is also side access specifically designed for parking a caravan or trailer, adding flexibility for your storage needs. Outside, you'll find a saltwater swimming pool, perfect for cooling off on hot days. The surrounding area is beautifully landscaped, creating a pleasant environment for outdoor activities and relaxation. A 10,000 liter water tank ensures a sustainable water supply, ideal for keeping the garden green and reducing water bills and the 5kW solar system is a great eco-friendly feature, helping to lower energy costs. For the investors this property has been rental appraised at \$700 - \$720 per week. Brisbane Council Rates: \$405 per quarter - subject to change Water Charges: \$232 per quarter (plus consumption) - subject to change Items of note: • 5kW solar system • Renovated bathroom & kitchen • Double garage with side access for additional trailer/caravan parking • Salt water swimming pool • Full size laundry with linen cupboard • 10,000L water tank for gardens • NBN with Fibre to the Node (FTTN) for fast internet • Within catchments for Mount Crosby State School & Ipswich State High School Locations: • Brisbane - 40 minutes • Ipswich - 15 minutes • Karalee Shopping Village - 8 minutes • Mount Crosby State School - 5 minutes • Ipswich State High School - 15 minutes Situated in the desirable suburb of Karana Downs, this home is close to local schools, parks, shopping centers, and public transport. The quiet neighborhood and family-friendly atmosphere make it an ideal place to live. Listing agent: Steve Athanates Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield & Toowoomba - We've got Ipswich covered! Results Speak Louder Than Words Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.