

13 Karobarling Street, Edgeworth, NSW 2285

House For Sale

Friday, 24 May 2024

13 Karobarling Street, Edgeworth, NSW 2285

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 464 m2

Type: House



Liam McAlister
0421821902

Friendly Auction

Fringed by lush bushland, in a quiet street amongst quality homes in the Brush Creek Estate, this inviting brick family residence not only ticks all the boxes but offers the modern family an elevated standard of living. With an attractive rendered facade, this residence has been expertly designed with the modern family in mind. The home features a vast light-filled living and dining room extending out to a covered outdoor terrace, along with a dedicated media room for movie nights, gaming sessions, or shared relaxation. The culmination of these spaces are ideal for both family time and social gatherings, allowing kids and adults to spread out and entertain in style. For those who revel in the fine art of cooking, you will relish the sleek galley kitchen with its well-equipped butler's pantry. Here, a sprawling stone-topped island bench is the perfect place for the kids to gather round making cookies or helping with dinner. Entertaining will be effortless too, with the kitchen's position in the heart of the home meaning the chef du jour can join in the festivities. Clever separation ensures the master bedroom has an added level of privacy, enjoying a large walk-in wardrobe and its own luxurious ensuite, it truly forms a retreat to retire to at the end of the day. The remaining bedrooms are equally well appointed, with built-in robes and ducted air-conditioning. They share a bright family bathroom with both a bath and shower for seamless bedtime routines. The property's lush lawns create a haven for children and pets to play and provides plenty of room for the inspired gardener to add their personal touches. Enhancing the luxury and convenience of this home are ducted air-conditioning, a double garage, and a separate laundry, creating the ultimate in comfort, amenities, and refined family living. The coveted Brush Creek Estate is in a very central location, with a good choice of public and private schools nearby, including Macquarie College and St Benedicts Primary. For shopping, Stockland Glendale and Costco are within easy driving distance, and families will relish a great night out at the renowned Harrigans Pub in nearby Cameron Park. Sporty kids will find their tribe at the Kane Bruce Memorial Park, Edgeworth Sportsground or Jack McLaughlan Oval, and commuters will appreciate the easy access to major arterial routes including the M1. With its quality homes in a family-centric neighbourhood, we invite you to secure your place in this special estate today!

Features include:

- Experience elevated living in this feature-filled brick family home in the coveted Brush Creek Estate.
- A sleek stone-topped kitchen with well-equipped walk-in pantry includes a gas hob and stainless-steel appliances.
- Two spacious living areas include a large, combined living/dining and a secluded media room where all the family can spread out.
- The large living space opens onto a shady alfresco terrace with peaceful bushland views.
- Four double bedrooms, each include ducted air-conditioning and robes, the master with ensuite and walk-in robes.
- Lush lawns with plenty of room for kids and pets as well as the opportunity for the avid gardener to add their personal touches.
- Two good sized bathrooms – main with shower, bath, and separate toilet, plus an ensuite to master with shower.
- Separate fitted laundry. Ducted air-conditioning throughout.
- Double garage with remote opener.
- Fringed by bushland in a new estate, yet in a convenient, central family-friendly location.

Outgoings: Land Rates: \$1,960.00 approx. per annum
Water Rates: \$811.98 approx. per annum

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