

139 Barracks Flat Drive, Karabar, NSW 2620



House For Sale

Thursday, 12 October 2023

139 Barracks Flat Drive, Karabar, NSW 2620

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 678 m2

Type: House



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\$1,070,000 - \$1,120,000

Affording a location and lifestyle that will be the envy of your family and friends, 139 Barracks Flat Drive is the river frontage most locals have dreamed about but very few get to enjoy. Begin and end each day in absolute serenity gazing across the water way to the bush hills beyond in absolute privacy, surrounded by a home that boasts impressive proportions and provisions. Built in 2000 by Prestige Building Services the sprawling single level floor plan offers multiple living spaces, 4 generous bedrooms plus a separate study across a 199m² footprint. Central to the home, a recently renewed kitchen features quality joinery and a selection of choice appliances. Overlooking the meals and family room a custom built gas log fireplace will be the go to position in the cooler months while the adjacent covered alfresco overlooking the mature established gardens is the ideal haven for entertaining guests. The master is the ultimate indulgence with walk in robe and ensuite but it's the glass sliding door that opens out to a private deck overlooking the river that leaves a lasting impression. 3 additional bedrooms are all fitted with built in wardrobes, plus a dedicated separate study could accommodate a 5th bedroom, nursery or home office. Within easy walking distance of local schools and shops it's convenient but quiet - you can just imagine launching the kayak for a quick paddle, throwing a line in to chase the elusive Murray Cod or wandering uphill to White Rocks and beyond. Inspections will not disappoint. * A comprehensive building and pest inspection report is available upon request *Property Features: • Expansive single level family home in excellent condition • Multiple living spaces spread across 199m² of internal living • Renovated kitchen with quality joinery and appliances • 4 generous bedrooms all with built in storage • Additional study could be utilised as a 5th bedroom/home office • Gas log fireplace to family room • Covered alfresco • Private deck to master bedroom • Double automatic garage with internal access • Ducted gas heating, evaporative cooling, split system RC/AC • Established easy care gardens • North Easterly aspect to rear • Stunning position with exceptional river views • Private 678m² block • Living: 199sqm & Garage: 40sqm • Rates: \$3,644.39pa Close proximity to: • Queanbeyan river reserve • Karabar Supabarn and shopping precinct • Queanbeyan South Public School • Queanbeyan town centre • Jerrabomberra town centre Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.