

2/3 Parr Place, Karabar, NSW 2620



Townhouse For Sale

Thursday, 18 April 2024

2/3 Parr Place, Karabar, NSW 2620

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 1000 m2

Type: Townhouse



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\$649,000-\$695,000

When you're shopping for property, there are usually a few key tick boxes to consider. Privacy from neighbours? Check. Low maintenance home? Check check. Proximity to services? Hello takeaway dinner. The last check box is 'the look'... and this property has had a major facelift. Floor to ceiling reno's have bought this townhouse into it's own, with a floorplan redesign, new kitchen and bathroom, and new appliances throughout. The update was completed by a prominent custom builder, and really makes the most of the space. A bright open plan kitchen greets you as you enter this home; lots of bench space, plenty of storage, a breakfast bar, premium appliances, and a really lovely view out the windows. The living space is just off the kitchen, the perfect place to hang out while your partner cooks a delicious dinner, or to relax after you've done the cooking to a movie. The space is bright and open, making the most of the light. The bedrooms are a really good size, with a view across the courtyard. They both have generous built-in storage and easy access to the bathroom and separate loo. At 2/3 Parr Place, you're purchasing a townhouse which is one of only three. Its located on a cul-de-sac street, a residential area that has easy access to reserves, parks, schools, and amenities. For those who value their privacy, it does not get much better. The lock-up garage (with auto roller door), allows for undercover parking, but you can fit two cars off the street by parking a second in the driveway. To the back of the property you'll find the private courtyard. Its a great amount of outdoor space, enough to satisfy a green thumb but not too much to look after. For those with pets, you're nice and close to a small reserve at the end of the street and there are lots of beautiful spots to walk and adventure through Karabar. Key features: • 2 bed, 1 bath townhouse with a recent renovation • One of only three townhouses on the block, in a great street • NBN connection • Westinghouse dishwasher • 90cm Westinghouse stove/oven • New hybrid floorboards • Daikin reverse cycle air conditioning unit • Heat transfer system and Ventis ventilation system • Double blinds • Rianni instant gas hot water • 5kw Solis Solar system Strata fee: \$939/quarter Council rates: \$631/quarter (2022/23) Call Ava Merriman on 0429 517 003 or Doug Merriman on 0419 999 001 to arrange an inspection of this super property at a time that suits you. Karabar is a desirable suburb for a reason, you're tucked away in a residential area while maintaining your access to major amenities. At Parr Place, you're particularly close to Steve Mauger Oval, neighbourhood parks and Jerrabomberra Mountain Reserve. You're 5 minutes into the Queanbeyan centre, where you have access to shops, gyms, doctors, physios, and much more. Civic is an easy 18km away and the Canberra Airport is only 12km. **DISCLAIMER.** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.