

**21 Waratah Street, Karabar, NSW 2620**



**House For Sale**

Wednesday, 29 May 2024

21 Waratah Street, Karabar, NSW 2620

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 620 m2**

**Type: House**



Jon Stumbles

0418162701

## Public Auction

LJ Hooker Queanbeyan | Jerrabomberra | Googong is delighted to present for sale 21 Waratah Street. Located on a quiet street, this thoughtfully updated and lovingly cared-for property is a true gem. As you walk up the drive, you'll be greeted by easy-care gardens and well-established trees, creating a welcoming atmosphere. The entry opens to a North-East facing lounge room, featuring a Fujitsu split system air conditioning unit for year-round comfort. Beautifully restored original timber floors throughout the home provide a versatile base for any aesthetic. Beyond the spacious lounge area is the dining room, with sliding door access to the Southern fernery area. The kitchen is a chef's delight, equipped with stone bench tops, ample storage space, dishwasher and a gas stove top and oven. The hallway offers convenient storage and leads to an updated laundry with a brand-new electric hot water unit and backyard access. The large master bedroom, with its neutral colour palette, is a relaxing retreat, complete with built-in robes and a ceiling fan. Bedrooms two and three are also generously sized, with the second bedroom featuring built-in robes for practical storage. The contemporary bathroom boasts a full-sized tub, frameless shower screen, and floor-to-ceiling tiles. A separate toilet enhances the home's practical layout. Outside, the low-maintenance, fully enclosed yard showcases Australian natives, complementing the property beautifully. Parking is provided with a single carport and the tile roof of the home has also recently been resorted. QPRC Rates approx. \$815/qtr Located within walking distance of local shops, schools, and sporting grounds, this property presents a fantastic opportunity. Simply move in and make this beautiful house your home - everything has been done for you. Call our office today to arrange a viewing.