

**3/16 Hakea Street, Karabar, NSW 2620**

**McNamee**  
total real estate

**Unit For Sale**

Saturday, 13 April 2024

3/16 Hakea Street, Karabar, NSW 2620

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Darren Bennett

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## AUCTION - 4/5/2024

Rates: \$2615.81 per annum Strata: \$576.59 per quarter Rental Potential: \$500pw - \$520pw Introducing your perfect blend of affordability, practicality, and location! This meticulously designed 2-bedroom townhouse is a sanctuary of comfort, boasting fresh paint, new carpet, and flooring, along with updated blinds. Nestled within a tranquil complex of just 6 units, this home offers seamless living across two levels, promising convenience at every turn. Step into a separate living room adorned with a split system heating, followed by an expansive updated kitchen with a generous meals area. The front courtyard, brick-paved and bordered by a den bed, offers a private retreat, while the rear courtyard provides access to a lock-up garage and service area. The bedrooms, generously sized, provide ample comfort, with the added luxury of a private balcony for your afternoon relaxation. Noteworthy Features:

- 2 spacious bedrooms with excellent built-in spaces
- Bright bathroom design
- Convenient powder room downstairs with skylight
- Formal living room for entertaining guests
- Large, updated kitchen with adjacent dining space
- Dining area can be closed off for versatility
- Stainless steel appliances
- Lock-up garage for secure parking
- Workshop option in garage
- Private deck for outdoor enjoyment
- Split system heating for year-round comfort
- Electric Hot Water System
- Fresh paint and new carpet throughout
- Updated blinds for added privacy
- Resealed shower base
- Security screen
- Secure front courtyard with gate
- Colorbond fence
- Approximately 90m<sup>2</sup> of living space, plus balcony and courtyard
- Convenient access to nearby schools
- Easy commute to major shopping destinations
- Prime location in Karabar

This property presents an ideal opportunity for those seeking the perfect blend of comfort and convenience. Schedule your inspection today by contacting Darren Bennett at 0418 633 806 or via email at [d.bennett@mcnamee.com.au](mailto:d.bennett@mcnamee.com.au). Make this haven yours and embrace a lifestyle of ease and serenity! Disclaimer: All purchasers must rely on their own enquiries, as the vendors or their respective agents do not make any warranty as to the accuracy of the information provided above and do not or will not accept any liability for any errors, misstatements or discrepancies in that information. We have diligently and conscientiously undertaken to ensure it is as current and as accurate as possible.