

3/171 Cooma Street, Karabar, NSW 2620



Townhouse For Sale

Tuesday, 11 June 2024

3/171 Cooma Street, Karabar, NSW 2620

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 244 m2

Type: Townhouse



Jon Stumbles
0418162701

Public Auction

LJ Hooker Queanbeyan | Jerrabomberra | Googong is delighted to present for sale 3/171 Cooma Street. Located at the end of a small complex of just three units and sharing only one common wall, this contemporary designed townhouse is a fantastic opportunity for those looking to secure a family dwelling or investment opportunity. The light-filled entryway leads to a large open-plan lounge room, which benefits from abundant natural light from a Northern aspect. This space is also designed to accommodate a dining area, perfect for both everyday living and entertaining. A modern kitchen boasts sleek stone benchtops, a gas cooktop, an electric oven, and a dishwasher. Adjacent to the kitchen, a well-appointed laundry includes a convenient powder room. Upstairs, the property offers a sizable landing area, ideal for use as a study or home office. The master bedroom is spacious and includes a walk-in wardrobe and ensuite. Bedrooms two and three feature built-in robes for additional storage. The family bathroom has a full-sized tub and a separate toilet, ensuring comfort and convenience for all residents. One of the major highlights of this townhouse is the large north-facing courtyard that wraps around the back of the property. This paved outdoor space is an ideal spot for relaxation and outdoor gatherings. Well-established shrubs and trees with automatic watering system from the rainwater tank make this a low maintenance oasis. Parking is a breeze with a double lock-up garage featuring an automatic roller door, providing secure and easy access directly into the home. Additional storage needs are met with a large under-stair storage area. For year-round comfort, the home is equipped with ducted gas heating, gas hot water, and evaporative cooling. This property is perfectly located, just a five-minute walk from the Karabar shops, a short drive to the main shopping precinct in Queanbeyan as well as local schools and public transport, offering convenience and accessibility to a range of amenities. Living 150m² Courtyard 94m² TOTAL 244m² QPRC rates approx. \$642/qtr Strata levies approx. \$710/qtr Whether you are looking to secure your first home, upgrade to a larger property, or add a quality investment to your portfolio, this townhouse is worth a look. Don't miss out on this fantastic opportunity. For more information or to arrange an inspection, contact our office.