

**3/3 Parr Place, Karabar, NSW 2620**



**Townhouse For Sale**

Wednesday, 22 May 2024

3/3 Parr Place, Karabar, NSW 2620

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Kylie Maxwell  
0262970005

**\$632,500**

Nestled in the heights of Karabar, this ready-to-move-into single-level two-bedroom townhouse is the ideal find for first home buyers, downsizers, or investors. Part of a small complex of three, this sunlit townhouse offers a warm and inviting atmosphere with its open-plan lounge and dining area. The galley kitchen is designed for functionality and style, making meal preparation a joy. The property features two generous double bedrooms, one with an open built-in robe and shelving, providing ample storage space. The modern bathroom includes a bath, a free-standing shower, and a separate toilet for added convenience. One of the standout features of this townhouse is the French doors that open onto a sunny and spacious timber deck, perfect for year-round entertaining. The outdoor area also includes above-ground veggie troughs and a great grassed area, ideal for gardening enthusiasts. Additional conveniences include internal access to the laundry from the single garage plus an additional car space and a split system for year-round heating and cooling. Located close to Karabar Shopping Center and just a 10-minute drive from Queanbeyan CBD, this property is also close to local ovals and schools, making it perfect for families. With only a 20-minute drive to Tuggeranong, Woden, and Canberra Centre, the location is unbeatable. This townhouse is a must-see for anyone looking to either start their homeownership journey, downsize, or invest in a desirable area. - Strata fees of \$939 per quarter (approx) - Rates of \$2988.00 per annum (approx) - Potential rental income \$510 per week (approx) (NB: gas wall heater is not functional and will not be repaired)