

33 Nimbus Place, Karabar, NSW 2620



House For Sale

Friday, 19 January 2024

33 Nimbus Place, Karabar, NSW 2620

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 786 m2

Type: House



Chloe Lindbeck
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Bree Currall
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AUCTION

Nestled in a tranquil cul-de-sac with a scenic backdrop of reserve at the top of Nimbus Place, one of the most sought after and tightly held streets in Queanbeyan, this charming family abode is an absolute must-see. Boasting a range of features, this home offers a perfect blend of comfort and functionality. The spacious interior includes a generously-sized open family living area and dining space, complemented by a large formal lounge room with elegant and modern timber flooring. Enjoy abundant natural light throughout the day with the north-facing orientation. The kitchen showcases practicality with gas cooking, a new Bosch dishwasher, a convenient corner pantry, and ample bench space. The master bedroom, strategically elevated for tranquility, offers a renovated ensuite, walk-in wardrobe, and access to a timber deck with enchanting views of the adjacent nature reserve. Three generously sized bedrooms with built-in wardrobes and a main bathroom featuring a spa bath complete the private quarters. A versatile rumpus room, potentially a fifth bedroom, opens to the rear yard and can easily be reverted to a garage. The property's allure extends outdoors with a spacious entertaining deck, adorned with a new sail, where you can enjoy entertaining or simply take in the breathtaking sunrises over the reserve. The backyard, graced by various fruit trees, adds a touch of nature to the surroundings. Recent renovations, including colorbond fencing, new carpets, downlights, and a refreshed interior, enhance the property's appeal. Convenience is paramount, with Karabar shops, a dog park, and a BMX track within walking distance. The residence sits a mere 3km from Queanbeyan CBD, with commuting made easy by the Ellerton drive extension. Manuka, Fyshwick and the Kingston Foreshore are just a swift 15-minute drive away. Nature enthusiasts will appreciate the easy access to the captivating walking, hiking, and biking trails of Mt Jerrabomberra reserve. * Charming family home in a tranquil cul-de-sac* Family-friendly layout with north-facing orientation* Generous open living and formal lounge* Well-equipped kitchen with gas cooking, Bosch dishwasher and ample bench space* Elevated master suite with renovated ensuite, walk-in wardrobe, and access to timber deck* Three bedrooms with built-in wardrobes* Main bathroom equipped with spa bath* Versatile rumpus room/fifth bedroom, opens to the backyard* Spacious entertainers deck* Ducted natural gas heating throughout* New colorbond fencing, carpets, downlights, and refreshed interior* Conveniently located to Karabar shops, dog park, BMX track within walking distance; Queanbeyan CBD 3km away* Close to Manuka, Fyshwick, Kingston Foreshore 15-minute drive* Close to Mt Jerrabomberra reserve's trails with private rear access to the trails Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.