

48 Barracks Flat Drive, Karabar, NSW 2620



Sold House

Thursday, 24 August 2023

48 Barracks Flat Drive, Karabar, NSW 2620

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 769 m2

Type: House

\$762,000

Remember the days when you would wake up to the sounds of the morning birdlife in chorus or the children playing footy in the back yard? That bygone era may have passed by, but not here! This spacious and secure backyard with high fences provides room for your children and their pets to play in safety. There is an additional unused area just waiting for a swing set, a trampoline or cubby house to take resident for your children's engagement or the opportunity for the keen gardener in the family to establish a "dream garden". On offer, is the perfect start for a first homebuyer or young family to establish themselves in the home market? This immaculately presented 3-bedroom home provides the opportunity to make additional improvements to set yourself up for years into the future! From the street frontage, upon arrival, you will be impressed with the colourful gardens, the neat driveway and elevated large covered entertaining area! It is the perfect haven to have friends over for a BBQ or informal evening dinner parties. Once inside, you can greet your guests from the separate entry. The north facing aspect offers passive heating into the bright and sunny front living/dining rooms and bedrooms. This charming home has a comfy and homely ambience with a neutral décor to complement any style of furniture you choose, from the classic to the modern. The sun-drenched kitchen is equipped with a separate pantry, shelving, and meals area. Although basic in appearance, it is functional and ready for a makeover in the future. You can add your own personal touch and define it to suit your style and individual requirements. The remaining living rooms include the master bedroom which has built-in robes, while the 2nd bedroom has handy shelving installed. The bonus feature is the 3-way bathroom providing both privacy and convenience for the whole family. You will enjoy ducted electric reverse cycle heating and cooling for the whole home. In addition, there is a stand-alone shed in the back yard and separate workshop opening out into the car port for those extra-large home projects. The workshop is fitted with powered benches and a separate 15-amp outlet ideal for welding. An external sink allows you to clean up before entering the home and there is copious storage underneath the home with power and lights. The owners have very recently contracted new concrete upgrades to the driveway, a big job now out of the way! Established in a sort-after area among other residential homes with views of the distant hills from all aspects, you will enjoy the handy location; ideal for shopping, schools; bus routes and a popular children's parkland. There is easy access from Barracks Flat Drive to the Queanbeyan by-pass to take you to Civic, Pialligo, airport, and the Fyshwick retail Centre. This is a fantastic start to homeownership. Put this open home in your diary! You could be calling this one "home"! - 3-bedroom home- North facing- Neutral decor- Large front covered entertaining deck- Ducted electric heating and cooling throughout - Built-in robe in master bedroom- Built-in shelves in 2nd bedroom- 3-Way bathroom (separate bath/shower, vanity, and toilet)- Separate kitchen pantry with shelving- Electric upright stove- Large storage under house with lighting, power, and concrete floor- Workshop at the rear of the carport- 15-amp outlet for welding- Additional large storage shed in rear garden- External Sink- Views and birdlife- New driveway concrete upgrades- Carport- Car space- Bus passes outside- Children's Parkland within 100m- Shopping Centre within 1 km and primary to Yr 12 school within 3 kms Civic, Pialligo, airport, and Fyshwick via Queanbeyan by-pass (access off Barracks Flat Drive) Land: 769m² Rates: \$3,428.50