

**5 Alfred Place, Karabar, NSW 2620**



**House For Sale**

Tuesday, 9 April 2024

5 Alfred Place, Karabar, NSW 2620

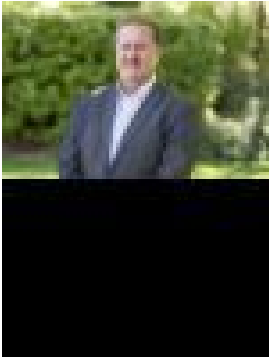
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1087 m2**

**Type: House**



Mike Boyle

0425544664

## Auction

Enjoy the privacy and tranquillity with this delightful 3 bedroom home located away from the street, and nestled in among established gardens and a variety of trees. Positioned on a large 1,087m<sup>2</sup> battle-axe block in the sought-after "Fairelane Estate", your family will appreciate the get-away retreat while enjoying the convenience of local shops and parks. An additional bonus is the separate large workshop, perfect for a "Man Cave" or copious storage! Upon arrival, is the shady deck where you can unwind after work with a drink during the warm summer evenings. Inside, discover the spacious sunken lounge, separate dining area and a modern renovated kitchen to create all your culinary delights! You will be spoiled with the quality appliances at your fingertips! They include an "Induction" electric cooktop, a "Bosch under-bench oven, a canopy rangehood and a 2-drawer Fischer & Paykel dishwasher. In addition, the solar panels and the solar hot water system will save you money throughout the year! Other features worth noting, all the bedrooms include built-in robes, and a reverse cycle heating and cooling unit will keep your climate comfortable year-round. Outside is simply delightful! Adorned with established gardens, the rear grounds are perfect for the kids to play and explore in the cubby house. You can watch them run around and play from the kitchen window. The adults can enjoy some downtime in the large workshop shed; perfect for the home hobbyist, art, or music studio or just a great place for the family to unwind while they indulge in their favourite pastimes. Anyone for table tennis? This is one home to include on your inspection list if you are seeking something rare and exciting! There is a pest and building report available. Our owners have been packing and are ready to move! Make no mistake, they want their property sold!

- 3 Bedroom
- Built-in robes in all bedrooms
- Renovated kitchen with deep drawers
- Dishwasher
- Sunken lounge
- Separate dining and meals area
- Reverse cycle cooling and heating
- Gas Heater
- Solar Panels
- Solar Hot Water
- Covered deck
- Carport
- Cubby House
- Additional off-street parking
- Large separate workshop
- Large battle-axe block
- Established Gardens and Trees
- Elevated position
- Close to parklands
- Handy to shops

Council Rates: \$3,501.24 per annum  
Land Area: 1,087m<sup>2</sup>  
Pest and Building Report available.  
Auction 6.00pm Tuesday 30 April 2024 in rooms - 19 Monaro Street Queanbeyan