

**5 Eugenia Street, Karabar, NSW 2620**

**House For Sale**

Wednesday, 12 June 2024

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 626 m2**

**Type: House**



Sandy Sandra Funston  
0414629996

## \$745,000 - \$775,000

This much loved, family home is seeking a new family and is ready to move into now! Recently updated, the home offers open plan living, a functional kitchen with good storage space, sun-filled dining/lounge with access to the verandah, four bedrooms, three with built-in robes, stylish bathroom and a good size laundry. The unique outdoor entertaining area is a great space for making many happy memories, whilst watching the kids running around and playing in the spacious back yard. A large versatile shed is ideal as a 'man cave' or additional storage space. The home has easy access to the Karabar shops, schools, Queanbeyan CBD, local amenities and the Canberra Airport, with public transport at the end of the street. Features include:

- Updated kitchen, bathroom and separate toilet
- New carpet throughout, gas instant hot water service
- Ducted reverse cycle heating and cooling throughout
- Reverse split system and overhead fans to living area
- Undercover entertainment area, separate to the house
- Good yard space for the kids and play equipment
- Large storage shed/man cave, 24 solar panels - 2 phase
- Four bedrooms, three with built-in wardrobes
- Stylish kitchen with electric cooktop, dishwasher
- Open plan living, dining/lounge room
- Single garage with internal access
- Easy care gardens, space for vegetable patch
- Ample off street parking, public transport at end of street
- Easy access to Karabar shops, schools, Queanbeyan CBD, Canberra Airport plus more!

Lot: 447 D/P: 242811UCV: \$453,000 Rates: \$3,393.00 approx per annum Living: 115m<sup>2</sup> (approx Land: 626m<sup>2</sup> approx Disclaimer: All purchasers must rely on their own enquiries, as the vendors or their respective agents do not make any warranty as to the accuracy of the information provided above and do not or will not accept any liability for any errors, misstatements or discrepancies in that information. We have diligently and conscientiously undertaken to ensure it is as current and as accurate as possible