

**9 Caroline Place, Karabar, NSW 2620**

**McNamee**  
total real estate

**Sold House**

Tuesday, 6 February 2024

9 Caroline Place, Karabar, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Michael Edwards

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## Contact agent

Rates: \$3564.60 per annum (approx.) Block Size: 743m<sup>2</sup> (approx.) Indulge in a lifestyle of unparalleled modernity with this extraordinary home, showcasing panoramic views of surrounding mountains and Canberra – a front-row seat to city fireworks from your private balcony! Nestled in a sought-after cul-de-sac, this renovated gem offers seamless entry into an established area, walking distance to shops, schools, walking tracks along the Queanbeyan river, and the upcoming picturesque Jumping Creek estate. Meticulously revamped, the upper residence features contemporary finishes and is move-in ready. With 4 bedrooms, 2 bathrooms, and two living areas plus a study zone, the split-level design is both spacious and stylish. Enjoy solar hot water, upgraded heating, and evaporative air conditioning for comfort. Step onto the expansive spotted gum deck overlooking beautifully landscaped, low-maintenance native yards with plenty of room for that cricket pitch or room to run around and play. Three-phase power, a 4000-litre water tank, and ample storage to enhance functionality. The lower level hosts a well-appointed tool shop and a spacious man cave/multipurpose area. Parking is a breeze with a large double garage, triple driveway, and backyard access for that third vehicle or boats or trailers. This residence seamlessly blends timeless design with modern convenience, offering a rare chance to own a home that truly stands out. Don't miss the opportunity to make it yours! Features Include: - Master bedroom with built in mirrored robe and ensuite - 3 additional bedrooms with built in robes and beautiful garden views - Modern bathroom with twin vanity, separate bath, shower and heated towel rails - Separate toilet - Generous living Room - Open kitchen, dining and second family room - Study area off family room - Newly upgraded ducted heating and evaporative air conditioning - Kitchen with stainless steel appliances - 900mm gas cooktop - Electric oven - Integrated microwave - Island benchtop/breakfast bar with integrated sink - 55m<sup>2</sup> Spotted Gum deck - Meticulously landscaped native, low maintenance gardens and raised vegetable garden - Double lockup garage with external access - Separate fully fitted workshop with power and water situated off garage - Brand new electric roller doors - Ample off street parking - Triple driveway with gated side access and parking for boat and trailer - Downstairs storage/multipurpose room with recently updated epoxy flooring - Additional garden storage under rear deck - Solar hot water - Three-phase power - 4000 litre water tank - Split level design - 1 minute walk to public and school bus stop - 3 minute drive to Karabar Shopping Mall - 7 minute drive to Queanbeyan CBD - 25 minute drive to Canberra Centre To view contact Michael Edwards 0415 977 448 m.edwards@mcnamee.com.au 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