

**9 Eugenia, Karabar, NSW 2620**



**House For Sale**

Thursday, 25 April 2024

9 Eugenia, Karabar, NSW 2620

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 616 m2**

**Type: House**



Rhonda Coleman  
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Steven Thomas  
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**\$750,000**

9 Eugenia St has lovely street appeal on arrival with landscaped grounds. On entry you have an expanse of timber flooring to living area. The designer style kitchen features stone 40mm benchtops, 900mm oven and dishwasher. There is also large cupboard and pantry space. The lounge dining area captures light and will be an ideal spot for morning coffee. The whole home has updated LED lighting and has been freshly painted. All bedrooms are a good size and have built in robes. The bathroom has been renovated and is spacious. A split r/c system is to bedroom assuring year round comfort. There are new colorbond fences to boundary and a quality 2 car garage has been installed to rear of home. The parcel of land is 616m<sup>2</sup> which is ideal for children and weekend BBQ's. This is an ideal first home with fast access to Canberra, 3 bed 1 bath New flooring New Led lighting New designer style kitchen with 40mm benchtops and 900mm oven and dishwasher New double garage New landscaping to front of home New fencing Updated bathroom Split r/c Near fast access roads to ACT Ideal first home Rates \$820 per quarter House 85 m<sup>2</sup> Lot 445 DP 242811