

# 3 Nawalla Court, Karana Downs, Qld 4306

## House For Sale

Wednesday, 26 June 2024



3 Nawalla Court, Karana Downs, Qld 4306

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 756 m2**

**Type: House**



Steve Athanates  
0414235933



Matt Drayton  
0435019874

## Offers Over \$699,000

Welcome to 3 Nawalla Court, Karana Downs, a charming and comfortable family home nestled in a peaceful cul-de-sac on a generous 756m<sup>2</sup> block. This delightful property offers the perfect blend of spacious living areas, functional design, and convenient features, making it an ideal choice for families or those looking for a serene retreat. Upon entering, you'll be greeted by a large main living area that provides ample space for relaxation and entertainment. The living room is equipped with air conditioning, ensuring year-round comfort for you and your family. This inviting space is perfect for cozy family nights or entertaining guests. The heart of the home is the spacious kitchen, designed with practicality and style in mind. It offers plenty of counter space, storage, and modern appliances, making meal preparation a breeze. Adjacent to the kitchen is a separate laundry room, adding to the convenience of daily living. The home boasts three well-appointed bedrooms, each offering a peaceful retreat at the end of the day. The main bedroom is particularly spacious, providing a comfortable haven for rest and relaxation whilst a well-maintained bathroom services the home, featuring modern fixtures and fittings to cater to all your needs. For those who appreciate outdoor living, the property does not disappoint. The generous rear yard offers ample space for children to play, pets to roam, or for you to create your own garden oasis. The block also provides convenient rear yard access, perfect for storing trailers, boats, or additional vehicles. For all the investors this home has been rent appraised at \$460 - \$480 per week. Ipswich Council Rates: \$480 per quarter (subject to change) Water Charges: \$232 per quarter - plus consumption (subject to change) Locations: • Brisbane - 40 minutes • Ipswich - 15 minutes • Karana Downs Shopping Village - 3 minutes • Karalee Shopping Village - 8 minutes • Mount Crosby State School - 5 minutes • Ipswich State High School - 15 minutes Situated in the tranquil suburb of Karana Downs, this home offers a serene lifestyle while still being within easy reach of local amenities, schools, parks, and transport options. 3 Nawalla Court is more than just a house; it's a place where you can create lasting memories and enjoy the best of comfortable family living. Don't miss the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing and experience all that 3 Nawalla Court, Karana Downs, has to offer. Listing Agent: Steve Athanates Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba - Our Five (5) Great Locations Means We've got Ipswich and its Surrounds Covered! Results Speak Louder Than Words Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.