

**4 Downey Street, Karabar, NSW 2620**



**House For Sale**

Sunday, 23 June 2024

4 Downey Street, Karabar, NSW 2620

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Brendan Halls

0449795828

**\$630,000**

Brendan Halls and Ray White Canberra are pleased to present to the market 4 Downey Street Karabar. Seize this opportunity to create your dream home with this 3-bedroom, 1-bathroom gem, perfectly positioned on a generous 607m<sup>2</sup> block. With an internal size of 78m<sup>2</sup>, this property offers endless possibilities for renovation or extension to suit your lifestyle. Things you will love: Three Cozy Bedrooms: Ample space to design the perfect sanctuary for your family with 3 generously sized, carpeted bedrooms. Year round comfort: Enjoy ultimate comfort throughout the seasons with a split system air conditioning unit in the open-plan living and kitchen area. Whether it's the heat of summer or the chill of winter, you'll enjoy a consistently pleasant environment, making it the perfect setting for family gatherings or cozy nights in. Renovation Potential: This home is ideal for those looking to add their personal touch or completely transform the space to their taste. Whether you're a DIY enthusiast or planning to hire professionals, the possibilities are endless. Expansive Land: A 607m<sup>2</sup> block provides plenty of room for extensions, a lush garden, or so much more-the choice is yours! Versatile Layout: A solid foundation with a 78m<sup>2</sup> internal space, ready for your creative vision. Prime Location: Situated in a well-established neighborhood, this property is close to schools, parks, and shopping centers. Enjoy the convenience of having all essential amenities within easy reach. You'll find everything you need just a short distance away, making daily life a breeze. Don't miss this chance to invest in a property where you can truly make your mark. Opportunities like this are rare, so act fast! Council rates (including water) - \$803.00 pq approx. Year built - Circa 1975 Contact Brendan Halls on 0449 795 828 today to arrange a viewing! Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.