

1/171 Cooma St, Karabar, NSW, 2620



House For Sale

Thursday, 21 November 2024

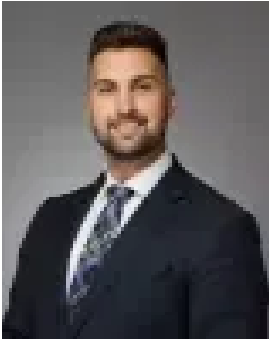
1/171 Cooma St, Karabar, NSW, 2620

Bedrooms: 4

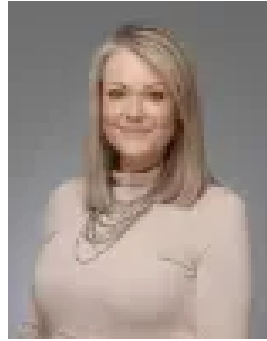
Bathrooms: 2

Parkings: 2

Type: House



James Davis
0262970005



Alexandra Ahkey
0262970005

Low-Maintenance Living in a Perfect Location

This townhouse offers a great opportunity to secure a convenient, low-maintenance home in a boutique complex of just three. Positioned at the front of the development, 1/171 Cooma Street enjoys a central location with convenient access to Queanbeyan's CBD, local shops, schools, and public transport routes to the ACT.

Step inside to discover a thoughtfully designed layout that balances comfort and functionality. The ground floor welcomes you with light-filled, open-plan living and dining spaces, flowing seamlessly into a well-equipped kitchen. Featuring tiled splashbacks, stone benchtops, a breakfast bar, and quality appliances, this kitchen is the heart of the home. Sliding doors lead to a charming tiled courtyard, perfect for basking in the afternoon sun or hosting outdoor gatherings.

Upstairs, the accommodation impresses with four generously sized bedrooms, each filled with natural light. The master suite includes a walk-in robe and modern ensuite, while the additional three bedrooms are fitted with built-in wardrobes. A main bathroom, complete with a bath, shower, and vanity, adds convenience for families. An inviting covered balcony upstairs offers superb views and a quiet retreat for relaxation.

Additional features include a separate laundry and guest powder room downstairs, ducted reverse-cycle heating and cooling for year-round comfort. The double garage provides convenient parking and extra storage space.

With its thoughtful floorplan, stylish finishes, and ample space for family living, this townhouse is a standout choice for those seeking modern comfort in a convenient location. Don't miss the chance to make this your new home.

Features

- Spacious double-storey townhouse in a boutique complex of three
- Four generous bedrooms, including a master with walk-in robe and ensuite
- Modern kitchen with tiled splashbacks, stone benchtops, and breakfast bar
- Light-filled open-plan living and dining areas
- Large main bathroom with separate bath, shower, and vanity
- Private tiled courtyard, perfect for outdoor dining and entertaining
- Covered upstairs balcony with scenic views
- Double garage with additional storage and space for off road parking
- Ducted reverse-cycle heating and cooling
- Guest powder room on lower level
- 6.65kw Solar system
- Ducted vacuum
- Central location close to Queanbeyan CBD, shops, schools, and public transport routes to the ACT

Living: 132m² (approx.)

Built: 2010

Strata Plan: SP84907

Strata Managing Agent: Ian McNamee & Partners Strata

Strata levies: \$642.00 p.q (approx.)

Rates: \$901.51 p.q (approx.)

Rent potential: \$670-690 p.w