

**14 Montebar Row, Karabar, NSW 2620**



**Sold House**

Tuesday, 7 January 2025

14 Montebar Row, Karabar, NSW 2620

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 606 m2**

**Type: House**



Ben Mills

0422765130

**\$849,000**

This charming four-bedroom family home, situated on a spacious 606 square metre block with 264 square metres of living space, has been the heart of countless memories since it was lovingly purchased in 1998. Set in a quiet, family-friendly neighbourhood close to schools, shops, and local parks, this home offers the perfect blend of comfort, functionality, and timeless appeal. When this house hit the market, the current homeowners were living right across the street, and after falling in love with the location they knew this would be the one for them. Promising peaceful surroundings, a close-knit community, and ample space for their growing family this house provided the perfect place to call home. Over the years, they've poured their hearts into transforming the property into the warm, inviting sanctuary it is today. The interior boasts an updated kitchen, refreshed just three years ago, featuring a stunning custom wood-and-resin benchtop, Fisher & Paykel 900mm freestanding oven with gas cooktop, and a Smeg dishwasher. With ample storage, maximising the use of the space, and modern touches including a pass-through servers window to the living area, the kitchen offered an ideal place where family meals are effortlessly prepared, and cherished moments unfold. The updated bathroom, completed five years ago, includes a spa bath for ultimate relaxation, while double-glazed windows in the front section of the home, installed six months ago, enhance energy efficiency and comfort. The hybrid floating floors provides durability and style, complementing the freshly painted walls throughout. Climate control is well covered with a Mitsubishi reverse-cycle air conditioning system and Braemar gas ducted heating, keeping the home comfortable year-round. Solar panels and a continuous gas hot water system add sustainability, helping the home stay energy-efficient and cost-effective. Downstairs, the possibilities are endless. A versatile rumpus room, man cave, or additional entertaining area offers a cosy retreat or the perfect space for hosting friends and family. The backyard features two thoughtfully designed outdoor entertainment areas, including an undercover deck - perfect for BBQs in summer and gatherings with loved ones around the outdoor fireplace in winter. New Colorbond fencing ensures privacy, creating a safe haven for kids and pets to play. The double undercover carport and lock-up garage at the back of the property offers ample parking and storage options, accommodating vehicles, tools, and hobbies with ease. The heart of this home lies in the memories created here - from the bustling gatherings around the kitchen's oversized oven, lazy weekends spent in the outdoor entertaining areas, and warm winter evenings by the fireplace with loved ones. This is more than just a house, it's a home filled with love, laughter, and the promise of new memories waiting to be made. Whether you're starting a family or seeking space to grow, this is the kind of property that becomes a part of your story. Could this be where your next chapter begins?

More Details:-  
- Split level family home  
- Generous master bedroom ft. ceiling fan & two-way entry (direct to living space)  
- Additional three bedrooms ft. ceiling fans & built-in wardrobes  
- Renovated kitchen ft. custom wood-&-resin benchtop, double stainless-steel sink, Fisher & Paykel freestanding 900mm 5-burner gas cooktop & electric oven, Smeg dishwasher & pass-through window to living space, flooded with natural lighting  
- Kitchen renovated approx. 2021  
- Expansive open plan dining & living space ft. stairs to backyard  
- Mitsubishi reverse-cycle A/C  
- Braemar gas ducted heating  
- Versatile rumpus ft. tiled flooring & external access to backyard (downstairs)  
- Solar panels  
- Continuous gas hot water  
- Double-glazed windows (throughout front section)  
- Hybrid floating timber floors throughout  
- Freshly painted interior walls  
- Renovated main bathroom ft. built-in spabath, separate shower & segregated toilet  
- Bathroom renovated approx. 2019  
- Laundry accessible on ground floor via undercover veranda  
- Additional powder room accessible via undercover veranda  
- Under house storage space  
- Spacious undercover veranda overlooking backyard  
- Fully fenced backyard ft. established gardens & garden shed  
- Undercover deck alfresco ft. outdoor fireplace  
- Drive through double car carport & single car lock up garage  
- Within walking distance of public transport, Waratah Preschool, Queanbeyan South Primary School, Karabar High School & local parks & playgrounds  
- Close commute to Queanbeyan CBD including Riversize Plaza, retailers & eateries  
- Approx. 20 minute drive to Canberra Airport (according to Google Maps)  
- Approx. 25 minute drive to Canberra City (according to Google Maps)  
- Year Built: 1968  
- Approx. Block Size: 606 sqm  
- Approx. Living Size: 264 sqm  
- Approx. Council Rates: \$920 per quarter  
- Approx. Rental Return: \$750 - \$800 per week