16 Edgedale Crescent, Karabar, NSW, 2620
House For Sale

Wednesday, 11 December 2024

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Bedrooms: 2   **Bathrooms: 2**   **Parkings: 2**   **Type: House**

James Barnsley
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Charming Cottage with Separate Multi-Purpose Room and Second Bathroom!

Blackshaw Real Estate is delighted to be marketing this gorgeous two-bedroom cottage on a large 885m2 block at 16 Edgedale Crescent, Karabar.

Ideally located in an elevated area, you are welcomed by magnificent views over Queanbeyan, making this a great home.

The house features a large sunny living space, with polished timber floors and has a wonderful ambience due to the slow-combustion wood fire. As a bonus, there is a dedicated study area, dining area and extra storage in the spacious foyer.

The kitchen is in great condition and has plenty of bench and cupboard space.

The two bedrooms are a great size and the master bedroom is particularly large.

The home is heated by both a wood heater and ducted gas, plus there is a reverse-cycle airconditioner in the kitchen. Hot water is provided by a Sunpro solar hot water system.

What you will really love is the gorgeous garden that wraps around the house and the secure yard is perfect for kids and pets.

A valuable addition is the multi-purpose room with a second bathroom, that could be utilised as a studio or retreat and has a garage and carport attached. There is also a separate driveway entrance from Delmar Crescent to the home.

Completing the picture is under-house storage, plenty of off-street parking, a large garden shed, and a water tank.

Features
- Charming 2-bedroom cottage with a magic garden on a generous 885m2 block
- Additional brick dwelling with multi-purpose room and second bathroom and has private access from Delmar Crescent
- Large sunny living space with views, plus dining room and study nook
- Wood heating plus reverse-cycle air-conditioner and ducted gas heating
- Large secure backyard with shed and water tank
- Rates $3,880 p.a
- Block size 885m2
- UV $535,000 approx