

# 3/32 Doeberl Place, Karabar, NSW, 2620

## Unit For Sale

Monday, 2 December 2024

3/32 Doeberl Place, Karabar, NSW, 2620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Darren Bennett  
Real Estate Agent

Darren Bennett  
0262835555

## Elegant 3 Bedroom Split-Level Townhouse in Fairlane Estate !

Rates: \$3,080.96 per annum

Strata: \$710.63 per quarter

Nestled in the heart of the prestigious Fairlane Estate, this thoughtfully designed split-level townhouse combines modern elegance with practical living. From its inviting interiors to its tranquil setting next to a bush reserve with river access, this property offers a unique lifestyle that blends comfort with nature.

As you step inside, the home reveals its cleverly designed layout, featuring distinct spaces for living, dining, and family meals. Each area feels both spacious and intimate, allowing for a harmonious flow while maintaining defined zones for relaxation, entertaining, or everyday living. The natural light streaming in from north-facing windows enhances the warm and welcoming atmosphere, while high ceilings and feature highlight windows add a touch of architectural sophistication.

The master bedroom provides a private sanctuary, complete with its own ensuite and generous built-in storage. Additional bedrooms are equally well-appointed, ensuring plenty of space for family or guests. Throughout the home, thoughtful details like easy-care flooring and split system wall mounted cooling make daily life effortless and enjoyable.

The kitchen is both practical and inviting, designed with a skylight that fills the space with natural light. Equipped with a dishwasher and ample storage, it offers everything you need to prepare meals with ease. Beyond the kitchen, a peaceful atrium connects the indoor and outdoor spaces, providing a serene spot to unwind or enjoy a morning coffee.

Internal access to a double garage and remote pane lift door is ideal. Solar panels add to the extras.

Outside, the property shines with its private courtyard spaces and a charming decked area, ideal for outdoor dining or simply soaking in the expansive views. The connection to nature is undeniable, with the adjacent bush reserve and river access offering endless opportunities for exploration and relaxation.

Whether you're drawn to the stylish interiors, the serene outdoor spaces, or the ideal location, this home delivers on every level. Experience the perfect balance of modern living and natural beauty-schedule your viewing today and step into the Fairlane Estate lifestyle.

### Features Include:

- Nest complex of just 13 units
- North sun
- 3 bedroom ensuite design
- Double garage
- Face-brick finish
- Cul-de-sac location
- Close to river reserve and walking paths
- 6.6kw solar system
- 3 outdoor areas including Atrium
- Easy access to arterial roads
- Amongst quality homes
- Colorbond fencing
- Complex of 13

Contact Darren Bennett on 0418 633 806 [d.bennett@mcnamee.com.au](mailto:d.bennett@mcnamee.com.au)

Disclaimer: All purchasers must rely on their own enquiries, as the vendors or their respective agents do not make any warranty as to the accuracy of the information provided above and do not or will not accept any liability for any errors, misstatements or discrepancies in that information. We have diligently and conscientiously undertaken to ensure it is as

current and as accurate as possible.