



Sold



12 Hazelwood Street, Karabar

## The Hard Work is Done - Just Unpack




### FIND.

Nestled in a peaceful and family-friendly street, this beautifully updated single-level home on a generous 686sqm block is completely renovated and ready for immediate enjoyment. With direct rear access to a leafy nature strip and only moments to local shops and conveniences, 12 Hazelwood Street presents a rare opportunity to secure a move-in-ready residence in one of Karabar's most quiet and sought-after pockets.

### LOVE.

From the moment you enter, you'll appreciate the thoughtful renovations and warm character of this home. The spacious layout features four generously sized bedrooms with brand new carpet, an open-plan kitchen and dining area, and a large family room complete with stunning custom cabinetry. The updated kitchen includes updated cabinetry, benchtops, tiling, a Bosch oven, 5-burner gas cooktop, dual-drawer dishwasher, designed for both everyday living and effortless entertaining.

Step through the barn-style sliding door into a light-filled living space that opens out to a huge entertaining deck with a pergola, perfect for alfresco dining and weekend gatherings. The updated bathroom,

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**FOR SALE**  
760,000-840,000

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

fresh paint, new carpet, and modern lighting throughout complete the polished presentation. Added comforts include ducted reverse-cycle heating and cooling and a 5.5kW solar system, making the home energy efficient.

#### LIVE.

The home also features a concrete slab at the rear ready for a double garage with a granny flat on top. The location is ultra-convenient, just minutes from Karabar shops, local schools, and public transport links. Enjoy the peace and privacy of a quiet street, while being close to Woolworths Metro and all the essentials. Whether you're upsizing, investing, or securing your forever home, this property ticks all the boxes.

#### ABOUT THE AREA

##### Local Transport:

- Regular buses to Queanbeyan and Canberra CBD
- Easy access to Kings Highway and Monaro Highway

##### Shopping & Dining:

- Karabar Shopping Mall
- Riverside Plaza (Queanbeyan)
- Woolworths Metro and nearby fuel station

##### Schools:

- Karabar High School & Distance Education Centre
- Queanbeyan South Public School
- St. Gregory's Primary School

#### OVERVIEW:

- 4 large bedrooms
- Updated bathroom
- Open-plan kitchen and dining
- Spacious family area with custom cabinetry
- Bosch oven, 5-burner gas cooktop, dual-drawer dishwasher
- All new kitchen cabinetry, benchtops & tiling
- Barn-style sliding door between living and dining
- Freshly painted interior and exterior
- New plush carpet
- New lighting throughout
- Ducted reverse-cycle heating and cooling
- Expansive entertaining deck with pergola
- Approved concrete slab ready for garage/granny flat
- 5.5kW solar system
- Quiet street with rear access to nature strip

#### SIZE:

- Land Size: 686 sqm approx.
- Living Size: 129 sqm approx.

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## MORE DETAILS

Property ID 1HPTF9U  
Property Type House  
Land Area 686 m2

### Eoin Ryan-Hicks 0424 042 419

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