



**Sold**



14 Hayley Crescent, Karabar

## Elevated Charm with Endless Potential

LJ Hooker Queanbeyan | Jerrabomberra | Googong is delighted to present for sale 14 Hayley Crescent, Karabar.

Sitting proudly on the high side of the street with sweeping North-East views, this well-maintained home is in original condition, offering the perfect "blank canvas" for first-home buyers or savvy renovators looking to add value in a premium location. Positioned on an impressive 897m<sup>2</sup> block, it presents a solid foundation in a tightly held part of Karabar.

The home's layout is designed to capture the morning sun, particularly in the bright, North-East facing lounge room. For those who need extra space, the floor plan provides excellent versatility with a formal dining room and a dedicated study-ideal for a quiet workspace or hobby room.

Features include:

Three Bedrooms: Well-proportioned rooms with built-in storage in the master.

3 1 1

**FOR SALE**  
\$840,000

**AGENTS**

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**AGENCY**

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**Flexible Living:** Bright north-east facing lounge room plus a separate formal dining room.

**Original Character Kitchen:** A spacious, retro-style kitchen featuring unique brick islands and timber-look cabinetry.

**Statement Bathroom:** A classic original bathroom with a unique brick archway over the bathtub and vintage tiling.

**Detached Rumpus Room:** An excellent bonus area across the courtyard-perfect for a home office, studio, or retreat with plenty of separation from the main residence.

**Outdoor Entertaining:** A large paved patio area featuring a built-in fireplace and chimney, ideal for year-round gatherings and BBQs.

**Storage & Parking:** A single garage located on the lower level with an additional separate storage room.

**Prime Elevated Block:** Generous 897m<sup>2</sup> site with established greenery and classic brick arches.

Whether you are looking to take your first step onto the property ladder or searching for your next renovation project, this home offers the bones, the block, and the views to make it something truly special.

To experience the LJ Hooker difference, contact Jon Stumbles today to arrange your inspection.

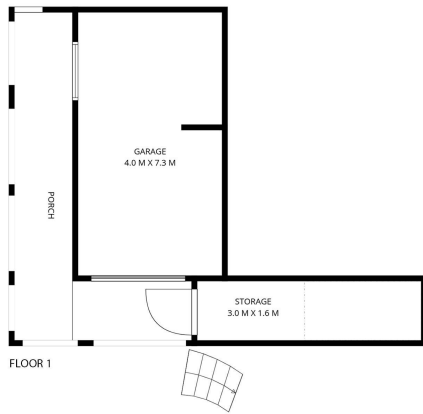
## MORE DETAILS

Property ID	DAKHXS
Property Type	House
Land Area	897 m2
Including	Fire Place Balcony Outdoor Entertaining Built-in-Robes Fully Fenced Carpeted Window Treatments

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Approx. total area: 167m<sup>2</sup>  N

*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

