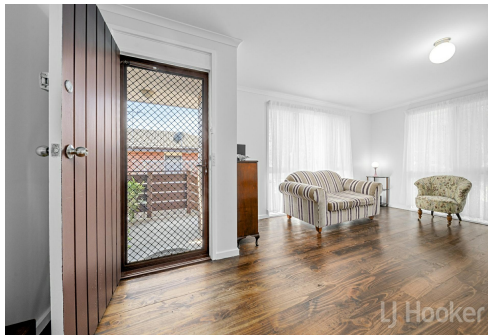




## Karabar, 21 Waratah Street

### Charming Home with Modern Touches

LJ Hooker Queanbeyan | Jerrabomberra | Googong is delighted to present for sale 21 Waratah Street.

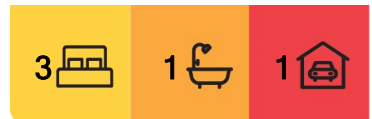
Located on a quiet street, this thoughtfully updated and lovingly cared-for property is a true gem. As you walk up the drive, you'll be greeted by easy-care gardens and well-established trees, creating a welcoming atmosphere.

The entry opens to a North-East facing lounge room, featuring a Fujitsu split system air conditioning unit for year-round comfort. Beautifully restored original timber floors throughout the home provide a versatile base for any aesthetic.

Beyond the spacious lounge area is the dining room, with sliding door access to the Southern fernery area. The kitchen is a chef's delight, equipped with stone bench tops, ample storage space, dishwasher and a gas stove top and oven.



**Disclaimer:** 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.



**For Sale**  
\$723,000

**View**  
[ljhooker.com.au/C0ZHXS](https://ljhooker.com.au/C0ZHXS)

**Contact**  
**Jonathon Stumbles**  
0418 162 701  
[jon.stumbles@ljhooker.com.au](mailto:jon.stumbles@ljhooker.com.au)

**LJ Hooker Queanbeyan |**  
**Jerrabomberra | Googong**  
**02 6297 3333**

The hallway offers convenient storage and leads to an updated laundry with a brand-new electric hot water unit and backyard access.

The large master bedroom, with its neutral colour palette, is a relaxing retreat, complete with built-in robes and a ceiling fan. Bedrooms two and three are also generously sized, with the second bedroom featuring built-in robes for practical storage.

The contemporary bathroom boasts a full-sized tub, frameless shower screen, and floor-to-ceiling tiles. A separate toilet enhances the home's practical layout.

Outside, the low-maintenance, fully enclosed yard showcases Australian natives, complementing the property beautifully. Parking is provided with a single carport and the tile roof of the home has also recently been resorted.

QPRC Rates approx. \$815/qtr

Located within walking distance of local shops, schools, and sporting grounds, this property presents a fantastic opportunity. Simply move in and make this beautiful house your home - everything has been done for you.

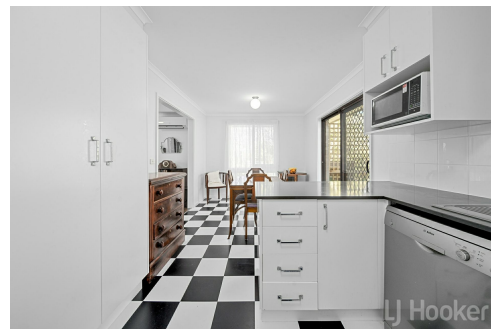
Call our office today to arrange a viewing.

## More About this Property

|                      |                                                                                        |
|----------------------|----------------------------------------------------------------------------------------|
| <b>Property ID</b>   | C0ZHX5                                                                                 |
| <b>Property Type</b> | House                                                                                  |
| <b>Land Area</b>     | 620 m <sup>2</sup>                                                                     |
| <b>Including</b>     | Air Conditioning<br>Dishwasher<br>Built-in-Robes<br>Close to Schools<br>Close to Shops |

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