



## Karabar, 3 Marilyn Place

### Room to Move

LJ Hooker Queanbeyan | Jerrabomberra | Googong is excited to present for sale 3 Marilyn Place.

Upon entering you will be delighted by the size! With an open layout to the communal areas located at the front of the property this established residence is perfect for large families or those looking for additional space.

The expansive family room includes split system air conditioning and opens onto a top-level balcony area, perfect for outdoor entertainment.

The chef's kitchen is a standout, with a 5-burner gas cooktop, electric oven, dishwasher, timber benchtops, and ample cupboard space. The adjacent dining area is well-sized for family meals.

5

3

2

**For Sale**  
\$960,000

**View**  
[ljhooker.com.au/CBQHXS](http://ljhooker.com.au/CBQHXS)

**Contact**  
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**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.

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



Moving to the rear of the home, the master bedroom offers a private retreat with walk-in robes, ensuite, and balcony access.

Bedrooms 2, 3, and 4 are all generously sized, each with built-in robes for ample storage. A family bathroom includes a full-sized tub and a separate toilet for added convenience.

Downstairs, a bonus area includes office space with built-in cabinetry, a lounge, and a self-contained unit featuring a wet bar, ensuite, and access to the backyard-ideal for extended family or guests.

The double garage comes with automatic roller doors and internal access to the downstairs unit.

Additional features include plantation shutters in the kitchen and family areas, ducted gas heating, and enclosed low maintenance backyard. Ideally located close to local shops, schools, and public transport.

QPRC Rates approx. \$975/qtr

Don't miss the opportunity to purchase a home that will definitely give you room to move. Call our office today to book an inspection!

## More About this Property

Property ID	CBQHXS
Property Type	House
Including	Study Air Conditioning Ducted Heating Balcony Dishwasher Built-in-Robes Remote Garage Close to Schools Close to Shops Close to Transport

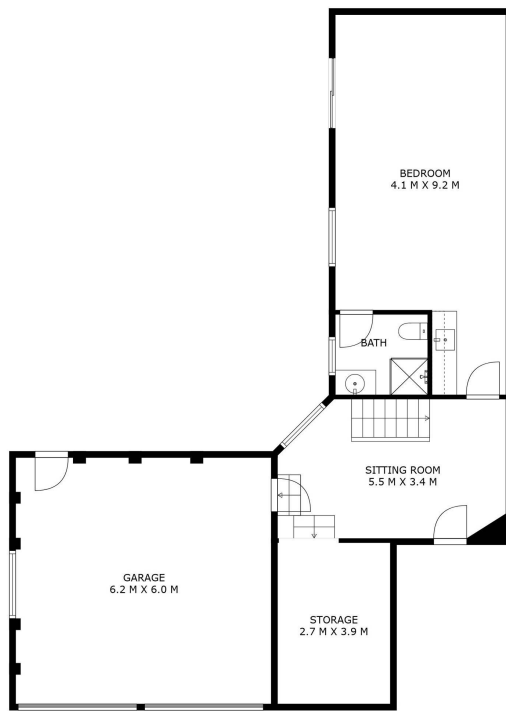
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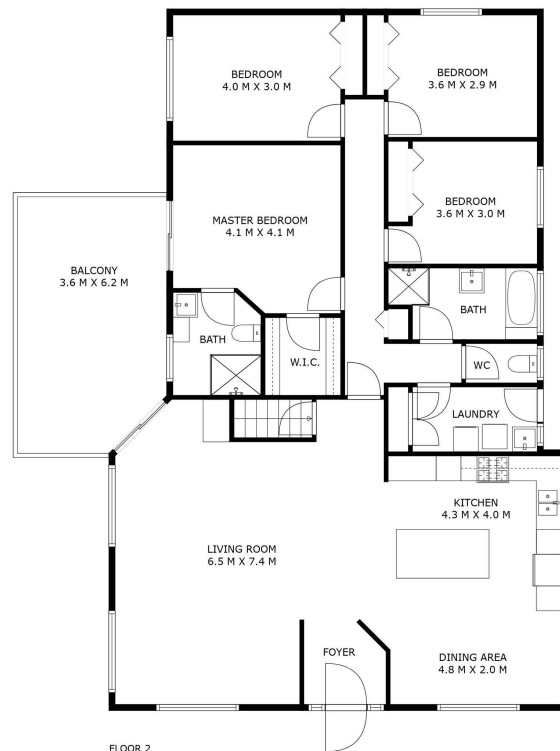


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FLOOR 1



FLOOR 2



**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.