



35 Malcolm Road, Karabar

## Tucked Away

LJ Hooker Queanbeyan | Jerrabomberra | Googong is excited to present for sale 35 Malcolm Road.

Nestled in a tightly held pocket of Queanbeyan, this beautifully presented three-bedroom rendered brick veneer home offers comfort, convenience, and charm.

Perfect as your first home or as a smart addition to your investment portfolio, the property sits on a manageable 572m<sup>2</sup> block with a secure backyard-ideal for children and pets. A single metal garage is located at the rear, and the home enjoys a sunny northerly aspect backing onto a leafy reserve.

Inside, a welcoming formal entry leads to a spacious lounge and dining area. The stunning hardwood timber floors flow throughout the living spaces, adding warmth and character.

The modern, well-appointed kitchen features an electric under-bench oven, natural gas cooktop, dishwasher, pantry, and generous cupboard and bench space. Overlooking the backyard, it's perfect for keeping an eye on the kids while cooking.

All three bedrooms are generous in size, complete with quality carpets

3 1 1

**FOR SALE**  
\$825,000

**VIEW**  
Sat 24th Jan @ 11:00AM - 11:45AM

**AGENTS**  
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**LJ Hooker**

and large built-in robes. The updated bathroom includes a separate shower, vanity, and ceiling-mounted tastic for comfort. Outdoor entertaining is easy with a covered deck featuring an outdoor ceiling fan-perfect for summer barbecues-or relax under the fixed outdoor umbrella to soak up the sun.

Creature comforts include instant natural gas hot water, ducted gas heating, and a large reverse-cycle wall-mounted air conditioning system for year-round climate control.

Enjoy a leisurely stroll along the Queanbeyan River corridor to Thorpe Avenue and onward to the city centre past the historic Suspension Bridge.

Contact Michael Dyer on 0438 174 400 for more information about this lovely home.

## MORE DETAILS

Property ID	D4HHXS
Property Type	House
Land Area	572 m2
Including	Air Conditioning Outdoor Entertaining Floorboards Built-in-Robes

**Michael Dyer 0438 174 400**

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