











# Karabar, 35 Margaret Street

## Nostalgic Opportunity

LJ Hooker Queanbeyan | Jerrabomberra | Googong is delighted to present for sale 35 Margaret Street.

A charming haven, nestled in a quiet street with well-established gardens, this residence boasts the touch of a green thumb, evident in its array of citrus and assorted fruit trees.

As you approach, a wide front porch stretches the length of the house, offering a glimpse of the endless possibilities that this home presents. Step through the front door to discover a cosy lounge room that flows into the inviting eat-in style kitchen.

Venturing down the hall reveals three bedrooms, each fitted with ceiling fans and a built-in robe for the master. The recently updated family bathroom exudes modern elegance with floor-to-ceiling wall tiles and a stylish vanity.

3 1 3

**For Sale**
$647,500

**View**
ljhooker.com.au/BV3HXS

**Contact**
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LJ Hooker

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

**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.

Adding to the inclusions, a large laundry with ample cupboard space leads to the bonus sunroom at the back, providing access to both the expansive backyard and the convenient carport area. Outdoors, a covered entertainment area space with a bricked BBQ area and bench space awaits, accompanied by a pond, creating the perfect setting for outdoor gatherings.

Explore further to discover a tandem garage with an automatic door and a spacious workshop area, catering to the needs of any home handyman. Abundant storage options, including the under-house area, ensure that space is never a concern.

This residence is equipped with gas hot water and gas heating in the lounge room and ducted split system reverse cycle air conditioning to ensure comfort in every season.

The property exudes a nostalgic charm, evoking memories of childhood visits to grandparents.

Consider the rare opportunity to reimagine and revitalise this home to suit your style, given the generously sized 629m² block - a rarity in today's market.

In close proximity to local shops and schools, 35 Margaret Street is not just a house; it's a canvas for your dream lifestyle.

QPRC rates approx. $821/qtr

Embrace the potential and make it your own. Contact us today for more information and to schedule a viewing.











## More About this Property

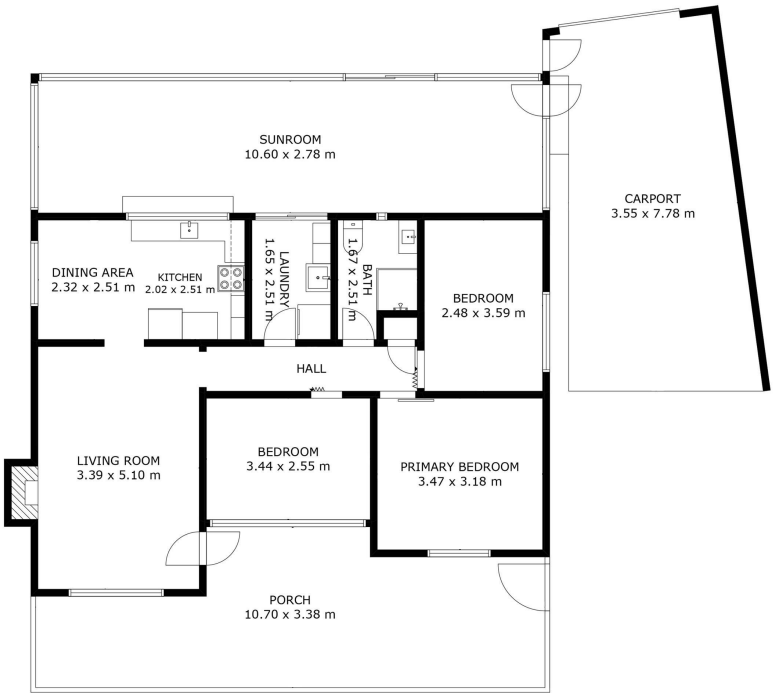
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|---|---|
| **Property ID** | BV3HXS |
| **Property Type** | House |
| **House Size** | 105 m² |
| **Land Area** | 629 m² |
| **Including** | Air Conditioning<br>Outdoor Entertaining<br>Remote Garage<br>Close to Shops |

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## 35 Margaret Street, Karabar

**Approx. total area:** 105m² 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.*

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