



Karabar, 37 Malcolm Road

Idyllic First Home Or Investment!

North facing to the rear, this renovated home provides a beautiful canvas to style with your own touch, just a short stroll to the Queanbeyan river and all the beauty and amenity nature provides.

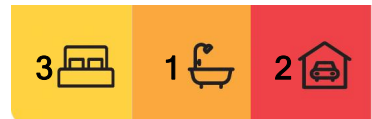
With three bedrooms, each with built in wardrobes & shade and block out roller blinds serviced by an attractive main bathroom. Tiled from floor to ceiling, with free standing bathtub, walk in shower, floating vanity, a perfect combination.

The bright living space comprises an L-shaped lounge & dining area and flows through to the galley kitchen with modern subway splash back tiles, stone benchtops, electric appliances, pantry and dishwasher.

Tucked neatly away, the European laundry is located right next to the rear, covered deck, the perfect space to entertain, overlooking the spacious, enclosed rear yard.



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
\$770,000 - \$825,000

View
ljhooker.com.au/HKZH5W

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A large detached shed sited at the rear of the property, with the car accommodation a single carport at your door, as well as plenty of additional driveway space to get other vehicles off road for the night.

- 3 bedrooms, all with mirror sliding door wardrobes
- Renovated galley style kitchen with subway splash-backs, stone benchtop and dishwasher
- Renovated bathroom, tiled from floor to ceiling, free standing bath, floating vanity and walk in shower
- Separate toilet
- L-shape lounge/dining with built in TV cabinet and timber look flooring
- Shade and roller blinds in bedrooms
- Split system air conditioning
- Hide-away laundry
- Covered rear deck
- Large enclosed yard
- Detached lock up shed
- Single carport plus space for additional off street parking (tandem)
- NBN Ready
- Currently tenanted until July 2025
- Inspection by appointment

Block: 601m2 (approx.)

Living: 130m2

Built: 1985

More About this Property

Property ID	HKZH5W
Property Type	House
House Size	130 m ²
Land Area	601 m ²
Including	Air Conditioning Deck Dishwasher Built-in-Robes Secure Parking Fully Fenced

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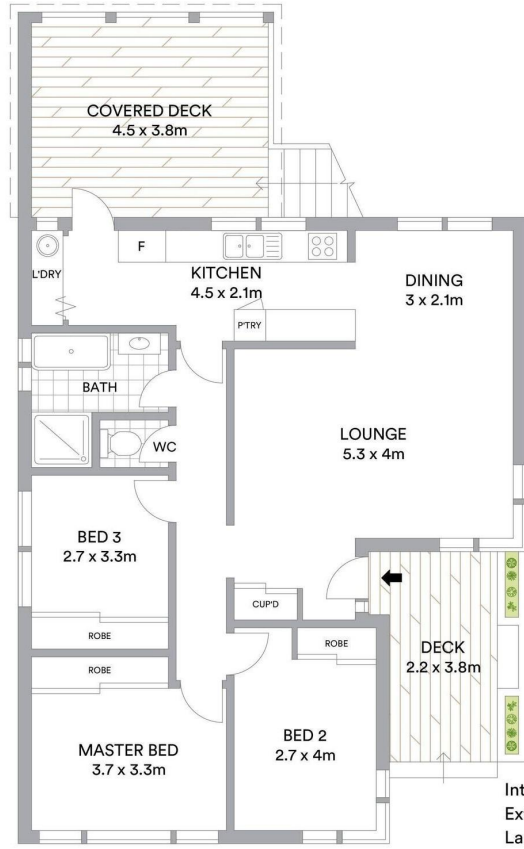
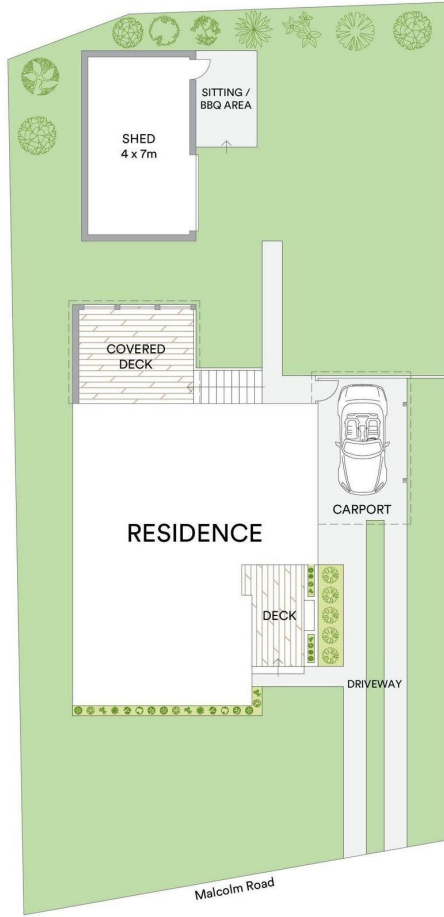
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Internal 89sqm
 External 501sqm
 Land area 601sqm



Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries.