



## Karabar, 4 Malcolm Road

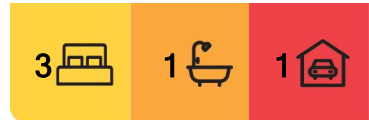
Where Comfort Meets Quiet

LJ Hooker Queanbeyan | Jerrabomberra | Googong is excited to present for sale 4 Malcom Road Karabar.

This inviting home is ideal for first-time buyers or investors looking for a functional home full of potential.

Beyond the well-maintained front garden, step through the entry to where an open plan lounge room features large front windows, filling the space with natural light and split system air conditioning ensuring year-round comfort.

A meals area flows through to the galley-style kitchen boasting electric stove and oven, along with ample bench and cupboard space, perfect for everyday cooking. A convenient laundry with backyard access adds to the home's practicality.



**For Sale**  
\$665,000

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

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



**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.

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02 6297 3333**

The master bedroom comes with built-in robes and ceiling fan, while the additional two bedrooms are of a good size, and light filled.

The well-appointed bathroom includes a generous vanity, separate tub, and shower recess.

Enjoy outdoor living with a back deck and patio area, lawn space with beautifully established hedges and gardens. A secured backyard with a single carport and workshop for extra storage or projects.

Situated in a quiet and well-established area, this home provides convenience with its location being across from Dane Street Playground along with easy access to nearby shops, schools, and transport.

QPRC Rates approx. \$945/qtr

This property offers the perfect balance of space, comfort, and peaceful surroundings! Call our office to arrange your inspection now.

## More About this Property

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | CDUHXS   |
| <b>Property Type</b> | House  |
| <b>Land Area</b>     | 603 m2   |
| <b>Including</b>     | Air Conditioning<br>Deck<br>Built-in-Robes<br>Close to Schools<br>Close to Shops<br>Close to Transport |

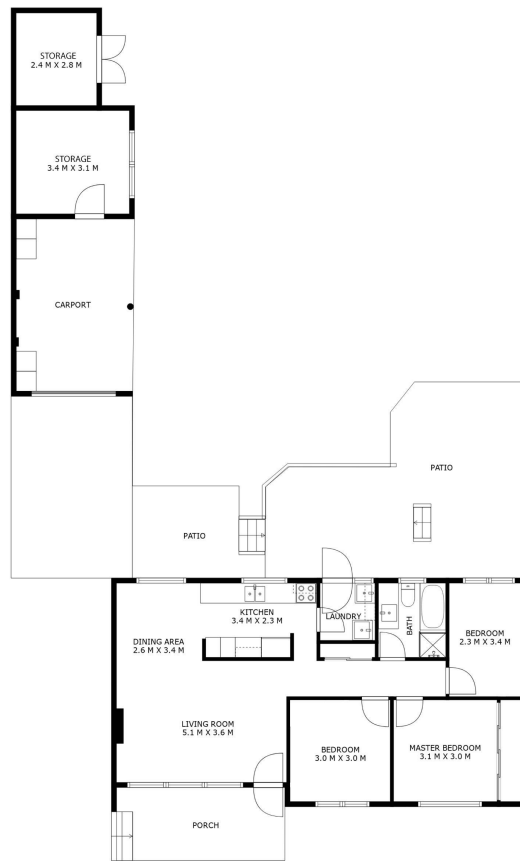
**Jonathon Stumbles 0418 162 701**  
Sales Manager | [jon.stumbles@ljhooker.com.au](mailto:jon.stumbles@ljhooker.com.au)

**LJ Hooker Queanbeyan | Jerrabomberra | Googong 02 6297 3333**  
20 Monaro Street, QUEANBEYAN NSW 2620  
[queanbeyan.ljhooker.com.au](http://queanbeyan.ljhooker.com.au) | [qbn@ljhooker.com.au](mailto:qbn@ljhooker.com.au)



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Approx. total area: 95m<sup>2</sup>  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.*