







40 Sassafras Crescent, Karabar

Space, Flexibility, Potential

40 Sassafrass Crescent is the kind of home that offers an incredible amount of space, a flexible floor plan and plenty of opportunity for the next family to make it their own.

Set across three levels, this substantial five-bedroom home has been well designed for larger families, with multiple living areas and three bathrooms providing room for everyone to spread out.

On the entry level, a large formal living and dining area is complemented by a separate kitchen, meals and family space, creating a great balance between everyday living and entertaining.

Upstairs, four bedrooms provide plenty of family accommodation. The main bedroom includes its own ensuite and private balcony, while the remaining three bedrooms are serviced by the main bathroom. A walk-in linen cupboard adds excellent storage and is another example of the generous proportions found throughout the home.

Downstairs adds another layer of flexibility. With a fifth bedroom, separate living area with fireplace and its own bathroom, this level is ideal for extended family, older children or multi-generational living. While not completely self-contained, it gives everyone the opportunity to enjoy their own space while still being part of the home.

5 3 2

FOR SALE
$925,000

VIEW
Sat 21st Nov @ 10:45AM - 11:15AM

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Interested parties must rely solely on their own enquiries.

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The lower level also includes a double garage and a large family-sized laundry, while outside there is a substantial backyard with plenty of room to enjoy.

The home also presents beautifully from the street, with established trees and a welcoming, well-established feel.

Largely original throughout, the home offers excellent proportions, a versatile floor plan and plenty of scope for the next owner to renovate and update it to suit their own style.

For buyers looking for space, flexibility and the opportunity to add value over time, 40 Sassafrass Crescent is well worth a closer look.

Council Rates - $1,124 Quarterly

MORE DETAILS

Property ID	DPBHXS
Property Type	House
House Size	268 m2
Land Area	721.4 m2
Including	Toilets (1)
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage
	Area Views
	City Views
	Close to Schools
	Close to Shops
	Close to Transport
	Roller Door Access











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Approx. total area: 217m²

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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.
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