



## Karabar, 42 Fergus Road

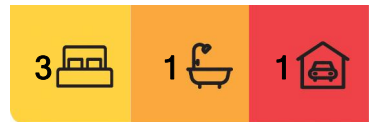
### Room to Grow

LJ Hooker Queanbeyan | Jerrabomberra | Googong is delighted to present for sale 42 Fergus Road, Karabar.

A charming three-bedroom home that's been lovingly updated and is ready for its next chapter. Offering warmth, character and modern touches, this property sits in a quiet, convenient pocket close to schools, shops, and the Queanbeyan CBD.

Inside, you'll find three well-proportioned bedrooms, all with robes, and a light-filled open-plan living and dining area. Vinyl plank flooring runs throughout, adding both style and practicality. The updated kitchen is ready for family life or entertaining, complete with gas cooking, a breakfast bar, great bench space and ample storage.

Step outside to one of the home's real highlights —a beautiful, north-facing deck that soaks up the sun and offers a perfect space for entertaining or relaxing. The backyard is



**For Sale**  
\$779,000 - \$809,000

**View**  
By Appointment

**Contact**  
**Tom Maloney**  
0437 134 615  
tom.maloney@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.

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

spacious and secure, offering plenty of room for kids, pets, a veggie garden or even future extensions.

Additional features include a split system air conditioner, instantaneous gas hot water, plantation shutters, NBN fibre to the premises, and a single garage with extra storage options throughout.

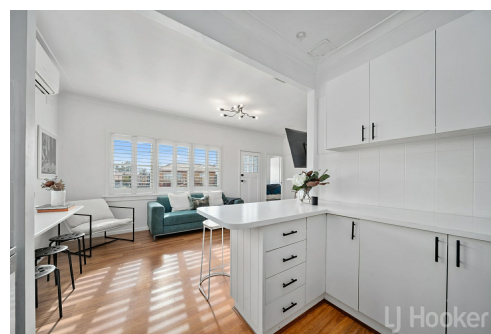
Whether you're starting out, slowing down or looking for a smart investment, this home offers incredible potential in a well-established neighbourhood. All the hard work is done — just move in and enjoy.

## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | CX8HXS  |
| <b>Property Type</b> | House   |
| <b>Land Area</b>     | 748 m2  |
| <b>Including</b>     | Air Conditioning<br>Deck<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Close to Schools<br>Close to Shops<br>Close to Transport<br>Window Treatments |

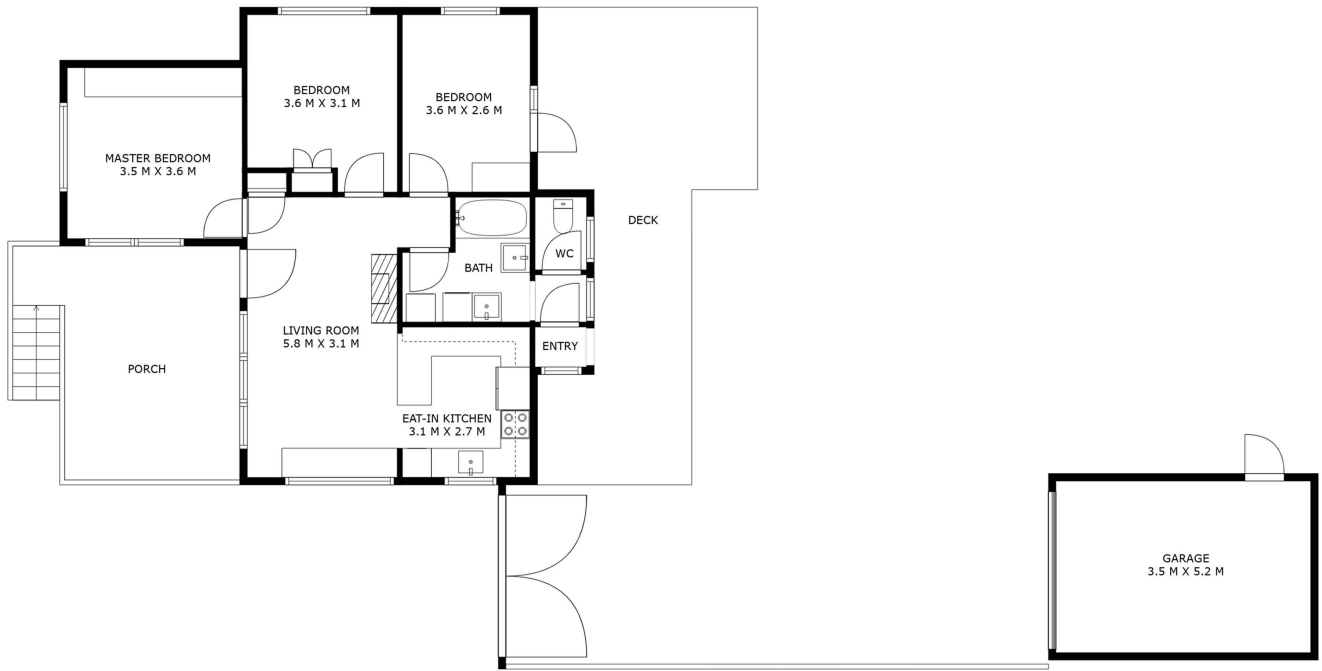
**Tom Maloney 0437 134 615**  
Sales Consultant | [tom.maloney@ljhooker.com.au](mailto:tom.maloney@ljhooker.com.au)

**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)



**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.

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



Approx. total area: 72m<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.*