



50 Emery Crescent, Karabar

## A great family home under 1 million dollars

For Sale: 50 Emery Crescent, Fairlane Estate, Karabar NSW 2620  
Price Guide: \$850,000 — \$875,000 (revised price)

Located in the sought-after Fairlane Estate, this well-presented three-bedroom home over two levels offers comfort, space and lifestyle appeal in a quiet, family-friendly setting. Recently renovated with new paint, floor coverings and kitchen this opportunity is turn key for new owners.

Enjoying a desirable north-facing aspect, the home is filled with natural light and features air-conditioned living, two bathrooms (one on each level) and a flexible layout suited to families, couples or investors.

The approved upstairs outdoor deck is a standout feature - ideal for entertaining, relaxing or taking in the elevated area views. Additional benefits include 18 solar panels (5.7kw), an established yard, and practical under-house storage.

Perfectly positioned within the Fairlane Estate, the home is close to local schools, day care centres and playgrounds, making it ideal for

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**FOR SALE**  
\$825,000

### AGENTS

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families. The main shopping district, cafés and essential services are just minutes away, with easy access to public transport, Queanbeyan CBD and Canberra.

Key features include:

Three-bedroom home across two levels

Air conditioning for year-round comfort

Approved upstairs outdoor entertaining deck

Two bathrooms, one on each level

North-facing with area views

Solar panels

Established yard

Under-house storage

Located in the popular Fairlane Estate

Close to schools, day cares and shopping precincts

Combining lifestyle, convenience and long-term value, 50 Emery Crescent, Karabar presents an excellent opportunity in a highly regarded estate.

## MORE DETAILS

Property ID	DCUHXS
Property Type	House
House Size	120 m2
Land Area	703 m2
Including	Air Conditioning
	Ducted Heating
	Toilets (2)
	Deck
	Dishwasher
	Built-in-Robes
	Solar Panels
	Area Views
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Pay TV Access

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Approx. total area: 1111m<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.*

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