



## Karabar, 92 Southbar Road

Entry-Level Opportunity with Mountain Views on a 607 m<sup>2</sup> Block

This cherished family home has seen generations grow and thrive, and now it's time for new owners to create their own memories here.

Set on an impressive 607 m<sup>2</sup> (approx.) block, the property boasts a beautifully landscaped front yard and a generous backyard perfect for kids to play, outdoor entertaining, or simply soaking up the sunshine. With breathtaking mountain views and a north-facing aspect, this home blends natural beauty with functionality.

The light-filled living and dining areas are thoughtfully separated from the bedrooms, providing privacy. The main bedroom features wall-to-wall windows framing stunning views and includes built-in wardrobes. The second bedroom also has built-ins, while the third bedroom offers a spacious layout.



**For Sale**  
\$570,000 - \$600,000

**View**  
Sat 8th Feb @ 2:15PM - 2:45PM

**Contact**  
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**LJ Hooker Manuka**  
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**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.

While this home has solid bones, it does require some attention to bring it back to its full potential. The property is well suited for first home buyers, families, or those looking for a renovation project. These opportunities for improvement mean you can put your own stamp on the property, adding value and creating a home that perfectly suits your taste and lifestyle.

A separate laundry room adds practicality by keeping noise and clutter away from living areas, while underground storage provides additional convenience. The bathroom includes a shower over bath combination, and the separate toilet with its own sink ensures ease and privacy for busy households.

Situated in a family-friendly location close to schools, shops, and parks, this home is a fantastic opportunity for those ready to roll up their sleeves and unlock its full potential.

Features:

3 generously sized bedrooms with built-ins

North-facing main bedroom with wall-to-wall windows and mountain views

Functional kitchen with great storage

Bathroom with shower-over-bath and a separate toilet with its own sink

Separate laundry room

Underground storage

Single carport plus 2 additional car spaces

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

## More About this Property

<b>Property ID</b>	1TWXFMF
<b>Property Type</b>	House
<b>Land Area</b>	607 m <sup>2</sup>
<b>Including</b>	Alarm Balcony Built-in-Robes

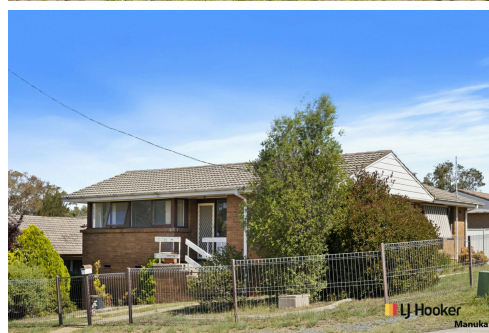
**Samuel Thompson 0412 300 774**

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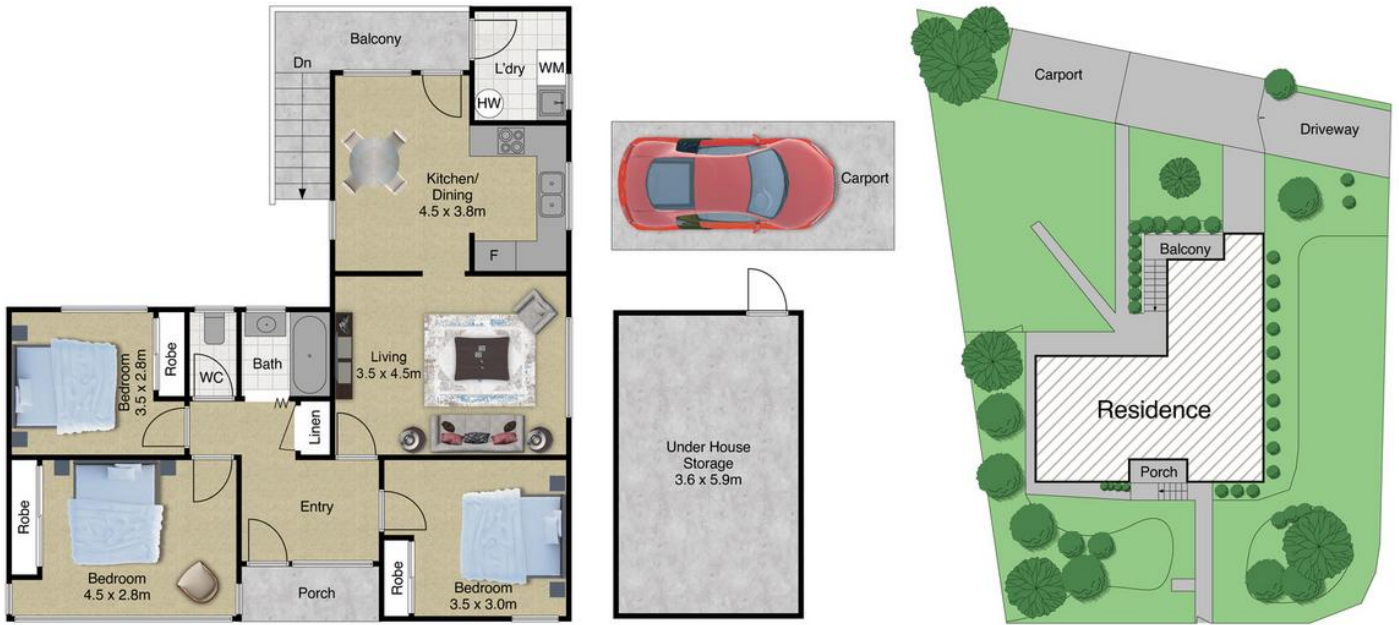
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Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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