



## 9 Downey Street, Karabar FOR SALE



### Charming Abode Recently Renovated

Discover this charming abode nestled in the heart of Karabar. Just steps away, you'll find local schools, transportation options, and sprawling parklands, promising a lifestyle of convenience and accessibility.

Step inside to find a sleek, modern kitchen and laundry, along with an updated bathroom boasting marble-tiled flooring. Enjoy the comfort and convenience of reverse cycle air conditioning in every room, instant gas hot water, and built-in robes in both bedrooms.

Outside, the potential is boundless with a sprawling 588m<sup>2</sup> (approx.) plot, providing ample space for pets, plants, and outdoor activities. Embrace sustainable living with a 5.5kW solar system, while staying effortlessly connected with NBN already in place, ensuring seamless connectivity for work or leisure.

Whether you're embarking on your first home purchase, embracing remote work, being part of a small family, investing, or developing, this property fulfils every need and aspiration.

#### Key Features:

- Perfect Karabar location, 12km from Parliamentary Circle
- Within walking distance of several schools, including Tirriwirri School, Queanbeyan South Public School with its OC class, and Karabar High School
- Separate title and vacant possession
- 5.5kW solar system
- Instant gas hot water
- NBN connected
- Modern kitchen, laundry, and laminate flooring
- Reverse cycle air conditioning in all rooms
- Built-in robes in both bedrooms
- Off-street parking
- 588sqm (approx.) block size
- 15.2m (approx.) frontage
- West-facing aspect
- Rates: \$803 per quarter (approx.)
- Building inspection report available



**Mark Higgs**

Principal – Mark Higgs Property

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**Features**

Solar Panels  
Built-In Robes  
Floorboards  
1 Living Area  
Split System A/C  
Split System Heating

**Land size**

588.00 Sqm

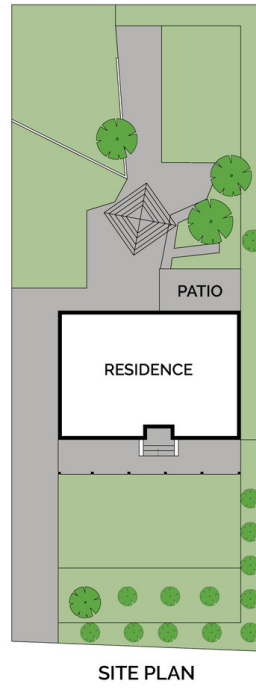
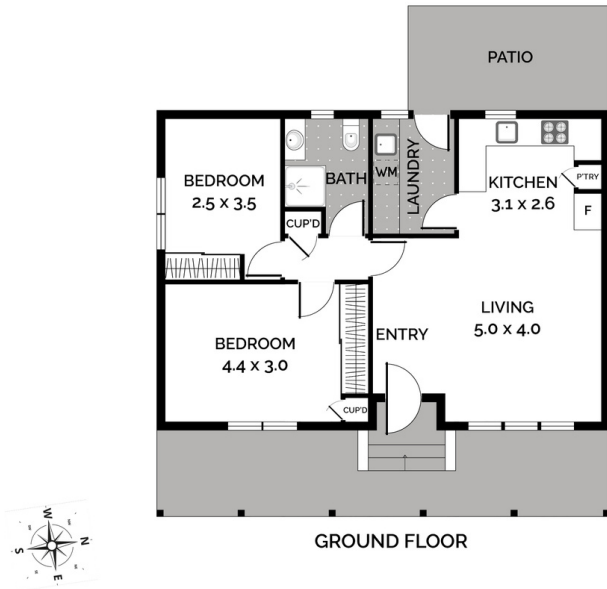


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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.