

Ian McNamee & Partners



11/12 River Drive Karabar NSW

3 2 2

Rates: \$2,598.59 per annum

Levies: \$770.00 per quarter

Living Size: 175.9m²

Total Size: 244.40m²

Potential: \$750 per week

Year of Build: 2020

Price : \$809,000 - \$835,000

View : <https://www.mcnamee.com.au/sale/nsw/capital-monaro-snowy/karabar/residential/townhouse/8003760>

Located within a quaint complex of just 12 townhouses lies a true gem—a spacious, two-storey haven boasting three bedrooms plus a multipurpose room.

Step inside to discover an oversized master bedroom on the first floor, complete with a luxurious walk-in robe and ensuite. Downstairs, two additional bedrooms with mirrored built-in robes offer ample space for family or guests, complemented by a bathroom and separate toilet, both adorned with floor-to-ceiling tiling for a touch of sophistication.

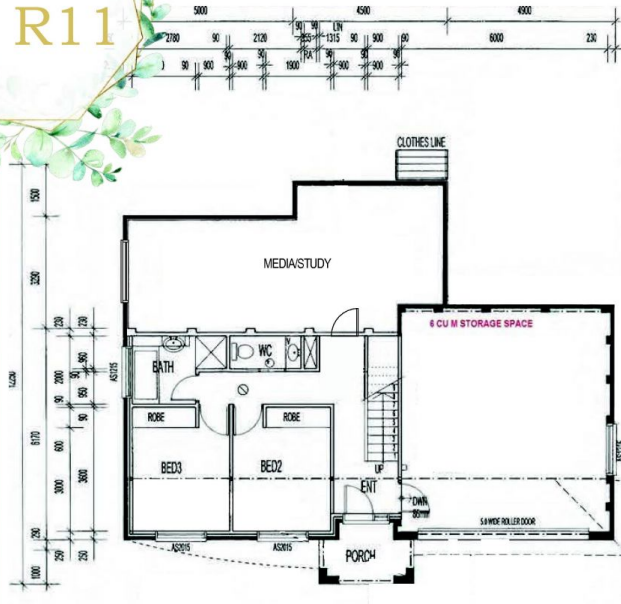
Entertainment abounds in the large multipurpose room,



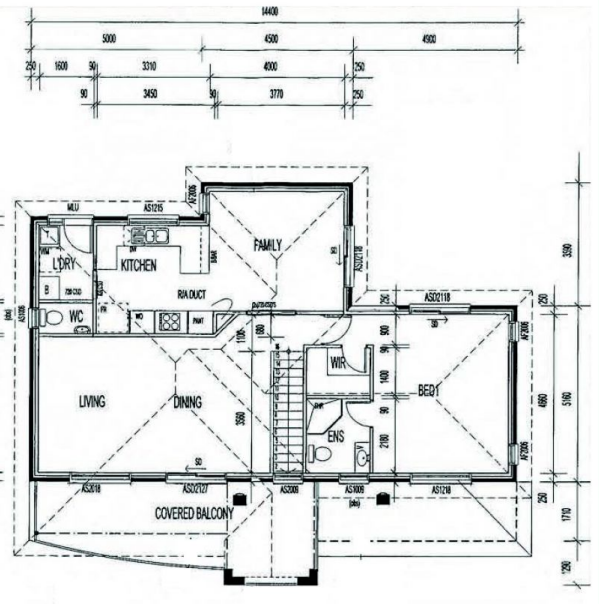
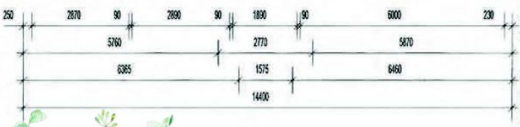
Michael Edwards
Sales Executive

Michael Edwards
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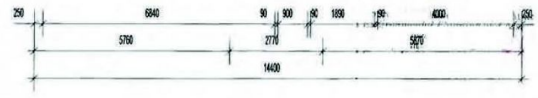
R11



LOWER FLOOR PLAN



UPPER FLOOR PLAN



THE SUGAR GUM

- BEDROOMS: 3
- BATHROOMS: 2
- GARAGE: 2
- LIVING: 175.9M²
- GARAGE: 42.9M²
- PORCH: 4.4M²
- BALCONY/DECK: 21.2M²

Note: Area calculation is for gross floor area and is measured to the outside face of external walls and common area walls and to the centerline of party walls and includes stair shafts and balconies and decks. Balcony areas are measured to the outside face of external walls. Any areas shown are indicative only and may be altered subject to local council and Authority requirements. Please note that the architectural plans were produced prior to completion of construction and is, therefore, only a guide. Changes may be made during construction. Dimensions, set outs, fixtures and specifications are subject to change without notice in accordance with the provisions of the contract of sale. Any fixtures or appliances to be included with a sale and should not be taken to indicate the final position of power points, TV connection points and the like. Purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted.

