

**1/17 Langer Avenue, Caringbah South, NSW 2229**



**Sold Townhouse**

Wednesday, 12 June 2024

1/17 Langer Avenue, Caringbah South, NSW 2229

**Bedrooms: 4**

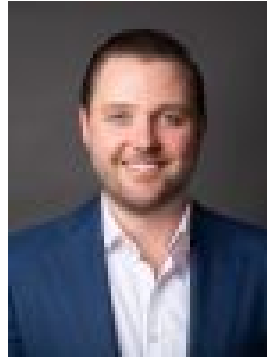
**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Michael Larkings  
0295261111



Rhiff Larkings  
0295261111

**\$2,415,700**

Four prestigious, free-standing and uniquely individual residences, characterised by a stylish, understated architectural elegance, spacious interiors and fluid, functional floor plans, all complemented by superior finishes, fittings and appointments throughout. Welcome to MAGNOLIA – Caringbah South's new benchmark in easy care, luxury living. - Free flowing open plan design offering spacious separate living & entertaining areas. - 'Off the plan' interior design scheme options - 'Modern Coastal' or 'Hamptons' style. - Oversized internally accessed garages (ranging from 6m X 5.5m up to 11.6m X 11.2m). - Premium Oak floors, wool carpets, Italian tiles & fully equipped U/C 'al fresco' areas. - Gourmet kitchens with stylish custom joinery, European appliances & 'walk-in' pantries. - Ducted A/C (separate zones), main living rooms with standout feature electric fireplace. - Internal lifts (#2 & #4), In-ground pools (#1 & #4), all with private north courtyards/gardens. - Majestic master bedrooms ('walk-in' wardrobes, ensuites with double vanities & full baths). - Striking exteriors featuring natural stone and durable, maintenance-free 'timber look' cladding. - Quality location close to shops, transport, marina, boat ramp, 10mins drive to Cronulla. Now selling off the plan: Construction commencing mid 2024; Completion mid 2025.