

**11/87-93 Yathong Road, Caringbah, NSW 2229**

**FOX & WOOD**

**Townhouse For Sale**

Thursday, 13 June 2024

11/87-93 Yathong Road, Caringbah, NSW 2229

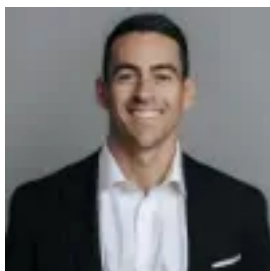
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 259 m2**

**Type: Townhouse**



Danny Fox  
0408718118



Jed Wood  
0408718118

## Auction

Sitting in a well-maintained block, this flawlessly renovated townhouse makes the most of its sunny Northerly aspect. It has a spacious and flexible floor plan featuring an extensive living room that opens to a sunny front balcony, a contemporary open-plan kitchen, and a formal dining room to the side. The three bedrooms are large, and all include built-in wardrobes for much-needed storage. Additionally, there is a study space, ducted air-conditioning upstairs, and a stunning family bathroom with contemporary finishes. The property also includes a beautifully renovated laundry and a second full bathroom. Outside is a sun-drenched, low-maintenance courtyard with a covered deck and retractable awning - the perfect space to relax or entertain.

Why you'll love it -

- Beautifully renovated townhouse with a sunny Northerly aspect.
- Well-maintained block in a convenient location.
- Spacious living room opens to a sunny front balcony.
- Impressive open-plan kitchen featuring stone benchtops, ample cupboard and bench space, and quality appliances, including an integrated dishwasher.
- Formal dining room alongside the kitchen plus an additional study space.
- Three spacious bedrooms with built-in wardrobes and ceiling fans. The main has direct access to the courtyard.
- Ducted air-conditioning upstairs.
- Stunning family bathroom featuring contemporary finishes.
- Newly renovated laundry and a second full bathroom.
- Sunny and private courtyard with covered deck and retractable awning.
- Lock-up garage with remote entry and internal access. Additional parking space in front of the garage on title.
- Popular and convenient location close to Caringbah Village, train station and leisure centre with Cronulla's beautiful beaches close by.

Approximate quarterly rates - Strata \$699, Water \$273, Council \$368. • Total size - 259sqm.