

**14 Civic Avenue, Caves Beach, NSW 2281**



**Sold Unit**

Wednesday, 20 December 2023

14 Civic Avenue, Caves Beach, NSW 2281

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 234 m2**

**Type: Unit**



Tony Rich

0410427474

**\$717,000**

Offered to market for the first time since its construction; and presenting like it did when new as well – this gem of a villa is sure to impress with its space, layout and location. From its north-facing courtyard, to its private rear access, there is absolutely so much on offer in this compact, low-maintenance package. Inside, the home features two bedrooms, both with built-in robes, in close vicinity to the brilliant multi-function wet space with separate laundry, bathroom with a bath and walk-in shower, toilet and additional linen storage. Moving through the villa, you reach the north-facing living, dining and kitchen – so warm and cozy with its polished floors and abundant natural light – which opens onto the sizeable courtyard. Adding to your living space is a flexible sunroom that has both external access and a direct route into the single garage – making it an ideal space or so many things. Located only a short distance to schools, transport and of course all that Caves Beach has to offer – this property is the ultimate downsizer or investment. Feature highlight- Two bedrooms, both with built-ins, main with polished floors and ceiling fan- Central bathroom and laundry combo with fantastic functionality and space- Well-equipped kitchen with great storage and working layout- North-facing living and dining spaces for year-round comfort- Adding to comfortability are ceiling fans and split-system air-conditioning- Access from Civic Avenue and Pacific Street for additional flexibility This home has been well-loved and enjoyed by its original owner, and now is your opportunity to enjoy all that this home and lifestyle have to offer. For more information, please contact Lee Kaslik today. \_\_\_\_\_ Marketing disclaimer: Whilst every care has been taken in collecting and producing the above information, no warranty is given or implied as to the accuracy. Prospective purchasers are required to take such actions as necessary to satisfy themselves in this respect.