

**2/16-18 Bellevue Parade, Caringbah, NSW 2229**



**Villa For Sale**

Thursday, 7 March 2024

2/16-18 Bellevue Parade, Caringbah, NSW 2229

**Bedrooms: 3**

**Bathrooms: 2**

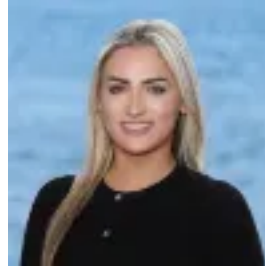
**Parkings: 2**

**Area: 222 m2**

**Type: Villa**



Adam Crawley  
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## Auction | Price Guide \$1,300,000 - \$1,400,000

Nestled within a private boutique complex of four, this property offers a rare opportunity to own a magnificently maintained villa in a peaceful pocket of Caringbah. Bathed in natural light, the interiors of this villa exude warmth and charm, providing an inviting living space. Enjoy the convenience of being just a short walk away from local schools, shops, and transportation hubs, enhancing your lifestyle with ease and accessibility. This sunny villa requires minimal maintenance, perfect for those seeking a hassle-free living experience. Whether you're an investor, downsizer, or a first-time homebuyer, this property caters to your needs with its versatile appeal. Step outside onto the sun-drenched deck and courtyard, seamlessly extending your living space outdoors for relaxation and entertainment. Don't miss out on this rare opportunity to embrace a lifestyle of comfort and convenience.

- Combined living/dining area offering excellent open-plan living with timber flooring flowing throughout
- Three bedrooms, all with built-in wardrobes and the main with an ensuite
- Large private courtyard with sunny aspect easily catering to entertainers
- Large contemporary kitchen with stainless steel appliances
- Ceiling fans in all rooms
- Internal laundry with access to the outside courtyard and clothesline
- Double drive-through garage with remote access and mounted shelving for storage
- Split system air conditioning in the living area
- Main bathroom with separate shower and bath
- Sun-drenched timber deck and grassed area with a storage shed
- NBN and Foxtel ready

Strata rates: \$795 /qr  
Water rates: \$156.70 /qr + usage  
Council rates: \$388.10 /qr

When looking at properties it's important to have confidence in how much you can borrow. As Ray White are partnered with Loan Market they can make this simple and easy for you. Should you wish to know your borrowing powers simply go to [www.loanmarket.com.au/brokers/jason-wylie](http://www.loanmarket.com.au/brokers/jason-wylie) now and our Loan Market broker will be in touch.