

**2/2-6 Van Dieman Place, Caringbah, NSW 2229**

**JAMES**

**Sold Townhouse**

Tuesday, 15 August 2023

2/2-6 Van Dieman Place, Caringbah, NSW 2229

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 176 m2**

**Type: Townhouse**



Peter James  
0295250999



Adrianna May  
0295250999

**\$1,115,000**

Boasting a stylish façade, this street facing townhouse home is situated in quaint block of only three and located in a small cul-de-sac within the heart of Caringbah. Bright and spacious with fresh new updates, this home is immaculate and ready for immediate living. Enjoy effortless indoor/outdoor living whilst embracing a low-maintenance lifestyle. Ideal for those who are looking at upsizing, downsizing or investors alike. -☑Light filled interiors feature combined living and dining area. -☑Neat & tidy kitchen, brand new dishwasher/cooktop/rangehood.-☑Paved alfresco courtyard perfect for children and pets. -☑Master bedroom boasts an ensuite, walk-in-robe & private balcony.-☑Bedroom two with built-in-robos, All bedrooms sunny & spacious.-☑Well-presented main bathroom with separate bath and shower.-☑Guest powder room downstairs and internal laundry.-☑Huge side-by-side lock-up-garage with internal access.-☑Brand new carpet & painting throughout ready for your enjoyment.-☑Perfectly positioned close Caringbah Village, transport & schools. -☑Just minutes to Cronulla's beaches and array of dining options.Downstairs size 114sqm (includes courtyard) Upstairs size 62sqmTotal Area = 176sqm Council Rates: \$367.50 per quarter (approx)Water Rates: \$203.40 per quarter (approx)Strata Levies \$455.00 per quarter (approx) Self Managed Strata - see Agent