

**2/44-46 Epacris Avenue, Caringbah South, NSW
2229**

GIBSON

Villa For Sale

Friday, 12 April 2024

2/44-46 Epacris Avenue, Caringbah South, NSW 2229

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 269 m2

Type: Villa



Ivan Lampret
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Karla Madgwick
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For Sale

Set within a well-maintained boutique development of only six, this refreshingly spacious and immaculately presented villa offers comfort, convenience and the ultimate low maintenance lifestyle. Freshly painted and newly carpeted throughout, the interiors are light-filled and welcoming while the fabulous rear courtyard with covered entertaining is a peaceful sanctuary to unwind for the day. Conveniently placed in Caringbah's leafy south with bus transport easily accessed from the top of the street, and only a 250m stroll to Wentworth St shopping precinct or 500m to Port Hacking Road shops and Caringbah Public School. - Flowing interiors reveal open plan living areas with high ceilings - Well-appointed granite kitchen with dishwasher and gas cook-top- Main bedroom features walk-in robe, ensuite and courtyard access- Good sized second and third bedrooms also feature built-in robes- Open layout flows seamlessly outdoors, soaks in the morning sun- Private wrap around courtyard, ideal for meals and barbecues- Beautifully landscaped and manicured low maintenance gardens- Ducted air conditioning, gas heating connection, automatic double garage- Short walk to local shops/cafés, excellent schools, bus transport Total: 269sqm (approx) Strata: \$1000 per quarter (approx) Council: \$434 per quarter (approx) Water: \$156 per quarter (approx) Contact: Ivan Lampret 0416 188 000 or Karla Madgwick 0416 006 524