

**236B Woolooware Road, Burraneer, NSW 2230**



**House For Sale**

Monday, 3 June 2024

236B Woolooware Road, Burraneer, NSW 2230

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 476 m2**

**Type: House**



Gavin Ottaway  
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Jo Siljanoski  
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## Auction

This elegant Mediterranean-inspired residence is the perfect gathering spot for friends and family, offering endless summer nights of entertainment against the sparkling backdrop of Gunnamatta Bay and its stunning views. Nestled in a private, light-filled setting, this well-maintained three-bedroom home provides a relaxed lifestyle. It's an exceptional opportunity for downsizers, investors, or first-time homebuyers seeking low-maintenance living and convenience. Located in a prestigious pocket, walking distance to the Boat Ramp and the Royal Motor Yacht Club, it's also conveniently close to local shops, cafes, parks, and schools. - Quality kitchen featuring stone benchtops, Smeg gas cooking, and a breakfast bar- Open-plan living and dining areas with ducted air conditioning throughout- Tiled floors downstairs and carpeted bedrooms- Light-filled master bedroom with a luxurious ensuite, walk-in robe, built-in robe, and private balcony boasting breath-taking views of Gunnamatta Bay- Upper level includes two additional well-proportioned bedrooms with built-in wardrobes, and a bathroom with both bathtub and shower options- Very private, paved courtyard offering outdoor entertaining options- Large, secure, double lock-up garage, internal laundry, and ample storage throughout

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