

**260B Burraneer Bay Road, Caringbah South, NSW  
2229**



**Duplex/Semi-detached For Sale**

Wednesday, 12 June 2024

260B Burraneer Bay Road, Caringbah South, NSW 2229

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 324 m2**

**Type:**

**Duplex/Semi-detached**



Jon Brookes  
0295468666



Brett Ramsey  
0295468666

## By Negotiation

Immaculately presented and showcasing quality inclusions throughout, this impressive architecturally designed home is perfect for care free low maintenance living. Boasting a private level yard with sparkling inground pool and fusing covered alfresco entertaining terrace area. Located within convenient proximity to local schools, parks, cafe's, transport, waterways and only moments to private and public hospitals, a choice of golf courses, Westfield Miranda together with the Shires' pristine bays and beaches. - Sleek contemporary finishes, architecturally designed and quality construction - Generous sun-filled interiors throughout, coveted north westerly aspect - An array of formal and informal living options also fusing undercover alfresco area - Gourmet stone kitchen with quality stainless steel appliances - Three oversized bedrooms each with built-ins - Master bedroom suite boasts walk in robe, ensuite & balcony access - Optional ground floor 4th bedroom, study or media room plus adjacent bathroom - Stylish fully tiled main bathroom with shower, wc and vanity - Internal laundry, ducted air conditioning and solar paneling - Oversized automatic lock up garage includes storage cabinetry with internal access, plus additional off street parking - Private level yard includes pristine in ground pool & alfresco terrace complete with BBQ unit - Guaranteed to suit both owner occupants & astute investors alike - Conveniently located close to cafes/eateries, schools, shopping villages, transport, hospitals, bays and beaches For further details please contact exclusive selling agents Jon Brookes 0416069169 and Brett Ramsey 0451922229 of Brookes Partners Real Estate on 95445555.