

**3/31 Epacris Avenue, Caringbah South, NSW 2229**

**ABODE**

**Townhouse For Sale**

Saturday, 9 December 2023

3/31 Epacris Avenue, Caringbah South, NSW 2229

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Suzanne Hibberd  
0295318855

## Just Listed Now Selling

This meticulously designed residence, nestled within an exclusive boutique complex, exemplifies impeccable style and boasts high-quality finishes. Offering an ideal haven for downsizers seeking a life of ease. Set on a single level with a private entrance and convenient side access, the open-plan living area bathed in natural light seamlessly extends to a delightful alfresco courtyard. The retractable electronic awning cover ensures a perfect setting, complemented by a wrap-around lawn and meticulously landscaped gardens. The contemporary stone kitchen, adorned with quality appliances, provides ample bench space and storage. Generously proportioned bedrooms, with the main featuring a built-in robe and ensuite, offers comfortable accommodation. An ultra-modern main bathroom and separate laundry add to the luxurious appeal. Privately positioned at the rear of this boutique complex of only five residences, the location is both secluded and convenient, offering proximity to local shops, cafes, and transport options. - spacious and sunlit villa within a private security complex of only five residences- open living area seamlessly connects to a captivating alfresco space- remote-controlled awning-covered courtyard, surrounded by lush lawns and gardens- contemporary kitchen with stone benchtops and Miele appliances- generously sized bedrooms, master with built-in robe and expansive ensuite- loft area suitable for a convenient storage or study - stylish main bathroom and separate laundry- oversized double garage located within secure basement with lift access- additional features include ducted air conditioning, ceiling fans and video intercom For more information or to arrange a private inspection contact Suzanne Hibberd 0414 344 222