

**3/34-36 Barraran Street, Gymea Bay, NSW 2227**

highland

**Villa For Sale**

Wednesday, 1 May 2024

3/34-36 Barraran Street, Gymea Bay, NSW 2227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Nathan Smith  
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Nicholas Manchester  
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## **Auction, Unless Sold Prior**

This luxurious villa in Gymea Bay offers a sun-drenched 173m terrace with stunning valley views, single-level living with high ceilings, and ducted air-conditioning. The gourmet kitchen features Caesarstone benches and gas cooktop, while three spacious bedrooms include a master suite with direct garden patio access. Modern bathrooms, a double garage with storage, and a private lift add convenience. The property is part of a small, secure complex and is close to shops, schools, and transport options, making it ideal for downsizers, families, or investors.

**HIGH POINTS-** Sun-drenched terrace with stunning valley views, expansive 173m space perfect for outdoor relaxation and entertaining- Single-level living with high ceilings, ducted air-conditioning, and solid timber floors creating a comfortable and elegant atmosphere- Gourmet kitchen featuring gas cooktop, Caesarstone benches, stainless steel appliances, and ample storage for culinary enthusiasts- Spacious bedrooms including three large rooms with built-in robes, master suite with walk-in robe and garden access- Modern bathrooms with deep bath, separate shower, and instantaneous gas hot water offering convenience and luxury- Double garage with huge 43m space, mezzanine level, and extra storage, ideal for cars and belongings- Secure complex in a small, well-maintained community of five villas with intercom entry and off-street parking- Convenient location just a short drive to shops, cafes, schools, and public transport, providing easy access to amenities and attractions

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