

**3 & 4/53 Telopea Avenue, Caringbah South, NSW  
2229**

**ABODE**

**Villa For Sale**

Saturday, 17 February 2024

3 & 4/53 Telopea Avenue, Caringbah South, NSW 2229

**Bedrooms: 3**

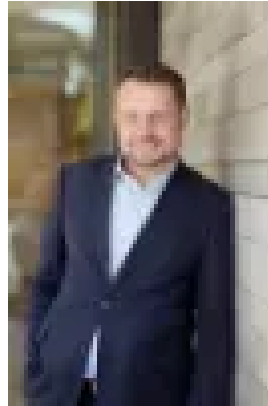
**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Suzanne Hibberd  
0295318855



Peter Leckie  
0295318855

**Selling Range \$1,895,000 - \$2,095,000**

Villa 3 - Selling Range \$1,895,000 - \$2,050,000 Villa 4 - Selling Range \$1,995,000 - \$2,095,000 Indulge in the epitome of single-level luxury living within a brand-new architecturally designed villa, nestled in the heart of Caringbah South. Meticulously crafted by renowned local builder/developer, Greenley Constructions, each residence boasts three spacious bedrooms, an intelligently designed open-plan kitchen and dining area, seamlessly flowing into a sunlit, level courtyard with a covered alfresco dining/entertaining space. Enjoy the convenience of a private internal lift from the basement double garage, abundant storage solutions, and top-tier fixtures and fittings, all within a secure and tranquil complex.- robust brick and concrete construction- personal internal lift to the basement- open-plan lounge and dining area with engineered oak timber floors- sun-drenched wrap-around landscaped yard, complete with a fully tiled alfresco entertaining space- the covered alfresco area offers year-round enjoyment, featuring gas bayonet and power provisions- kitchens adorned with stone finishes, Bosch appliances, integrated dishwasher, and gas cooking- three double bedrooms with built-in wardrobes- master suite featuring an ensuite with a designer bathtub- main bathroom and ensuite equipped with underfloor heating, abundant storage, heated towel rails, Parisi fixtures and brushed nickel tapware- individually controlled Fujitsu VRV ducted air conditioning- solar panels ensuring daytime power supply - video intercom at the front gate and driveway- oversized lock-up garage suitable for 2-3 cars, with additional storage- conveniently positioned in a highly sought-after street, in close proximity to popular cafes, parks, esteemed schools, public transport, and the pristine beaches of Cronulla For more information or to arrange a private inspection contact Suzanne Hibberd 0414 344 222 or Peter Leckie 0414 419 328\*Photography and floorplans displayed is actual for one of the properties being sold and may not represent all properties available