

# 34b Crammond Boulevard, Caringbah, NSW 2229



## Sold Duplex/Semi-detached

Friday, 25 August 2023

34b Crammond Boulevard, Caringbah, NSW 2229

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 325 m2

Type:

Duplex/Semi-detached



Ben Pike  
0295254666



Tracey Fenwick  
0295254666

**\$1,900,000**

Beautifully presented and designed for low maintenance living and entertaining, it reveals a spacious free-flowing layout with light filled interiors enhanced by polished concrete floors, sky lights and fresh neutral finishes. Complete with internal access to a lock up garage plus off-street parking, this beautiful family home is positioned in a coveted Caringbah pocket, within a short stroll to cafes, schools, parks and transport.- Expertly designed and constructed to the highest quality by renown Hipwell Projects- Bright open plan living flows seamlessly to the pool-side alfresco and level grassed yard- High ceilings with extensive use of glass and skylights allow for great natural light- Contemporary kitchen with island bench, gas cooking, quality appliances and great storage- Five bedrooms, main bedroom with luxurious ensuite and balcony, fifth bed on the ground floor- Polished concrete floors, ducted air-conditioning with mobile phone integration and each room individually zoned- Quality build with timber features, premium fixtures and landscaped gardens- Solar panels installed for economic environmental living and wiring provisions for electric car charging- Ideal location within walking distance to schools, sporting fields, transport and shops

Approximate Quarterly Outgoings: Water Rates \$158.45 | Council Rates: \$383.10 For all your home loan needs call the team at GROW Home Loans on 02 9525 4666 or visit the Pulse website for more.