

**35 Yeramba Avenue, Caringbah South, NSW 2229**



**Sold House**

Thursday, 11 April 2024

35 Yeramba Avenue, Caringbah South, NSW 2229

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 834 m2**

**Type: House**



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**\$2,080,000**

Long-held by the one family, this popular mid-century style home is ready for a new owner to create their dream lifestyle in this absolute sanctuary backing onto lush bush reserve that runs to the spectacular Port Hacking River. Positioned in a private cul-de-sac with prestige homes, this is an ideal location for a renovation or new home build (STCA). With good schools, parks and popular local shopping precincts close by, this locale is a sought after family area.- Open plan living area with open fireplace and air-conditioning- From the lounge step out to a large balcony & lawned gardens- Large in-ground pool with water glimpses and overlook the bush reserve- Spacious bedrooms, all with built-in robes, and A/C to main bedroom- Extra-large garage with high ceilings, additional undercover parking- Good size secure storage area- Close to bus transport, schools, parks, and local shopping precincts- Water Street Boat Ramp & Burraneer Bay Marina close by for boat lovers Land: 834.7sqm approx. Dimensions: 8.56m Irregular / 34.7 x 41.73 / 40.92m approx. Zoning: Environmental Living Council: \$692.60 per quarter (approx) Water: \$171.41 per quarter (approx) Contact: Suzanne Boylan 0413 678 226