

**36 Branga Avenue, Copacabana, NSW 2251**

**McGrath**

**House For Sale**

Thursday, 13 June 2024

36 Branga Avenue, Copacabana, NSW 2251

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 543 m2**

**Type: House**



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## Price on request

This charming north facing residence offers a wonderful opportunity perfect for young families or an ideal holiday home located in a sought-after area within 550m walk to Copacabana beach. With a blend of comfort and convenience from its mostly single level layout, this home is designed for easy, relaxed living, perfectly suited for those who love a coastal lifestyle.- Stunning high ceilings that enhance the spacious feel of the living areas - Modern kitchen with island bench for casual meals; stainless appliances- Seamless flow into the dining and living areas; warm combustion fireplace- Entertaining area with an open close Vergola allows enjoyment all year-round- Three bedrooms plus kids' loft, providing ample space for family and guests- The flooring throughout is a mix of elegant tiles and warm timber in neutral tones- Single garage with ample of-street parking; plenty of space for vehicles and storage- Fully fenced, low maintenance level grassed back yard with handy garden shed- Ducted air conditioning, easy weekender or potential to earn holiday rental income- Handy 550m walk to Copacabana Beach, village lifestyle, shops and cafés

KEY DETAILS: Council Rates \$2,310pa Water Rates \$994pa