

**4/161-167 Caringbah Road, Caringbah, NSW 2229**



**Townhouse For Sale**

Sunday, 5 November 2023

4/161-167 Caringbah Road, Caringbah, NSW 2229

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Abdul Moussalli

## Contact Agent

Offering an attractive blend of spaciousness and contemporary modernity, this tri-level townhouse with master bedroom downstairs, provides easy modern Shire living only minutes to popular Caringbah shops, schools and station. With its own private entrance at both the front and internal entry from the garage, there is a light filled living room with ducted air-con and gas heating that leads out to a delightful covered courtyard. A separate dining area sitting adjacent to a stylish fully appointed kitchen with gas cooking & stone bench-top, is ideal for home entertaining. This entry level also features the master bedroom with en-suite & walk-in robe, as well as a modern laundry and guest's toilet. Upstairs there is another living area, and two double sized bedrooms all with built-ins, the king-sized master features a walk-in robe and en-suite, as well as a private balcony for your morning breakfast. A stylish main bathroom is also found on this level. An extra-large double garage with internal access is complemented by a large separate room ideal for a studio, home office or media room. This secure complex is only minutes to all facilities and represents a great opportunity to purchase a modern townhouse with ample room to move. Walking distance to shops, schools, parks and station. Current Rental Income: \$850pw Strata Levies: \$1552pq Council Rates: \$380pq Water Rates: \$183pq The above levies are approximately. Contact Abdul Moussalli 0412800400 Are you considering of selling your home or investment, contact Abdul Moussalli to find out how to set and exceed market price expectations. Speak with our accredited mortgage consultant for a new home or investment loan. **DISCLAIMER:** While Australian Property Choice Agency has taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Australian Property Choice urges prospective purchasers to make their own inquiries to verify the information contained herein.