

**55 Woodfield Boulevard, Caringbah, NSW 2229**



**Sold House**

Thursday, 4 April 2024

55 Woodfield Boulevard, Caringbah, NSW 2229

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 645 m2**

**Type: House**



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**\$1,700,000**

Providing the perfect lifestyle package for young families or downsizing empty nesters with all the hard work already done, this beautiful owner builder's home showcases an abundance of comfort, privacy and flexibility in a sought-after locale. Warm and welcoming upon entry with a seaside aesthetic, the presentation is immaculate. The desirably sunny west facing rear yard, versatile single level layout, soaring ceilings, solid Blackbutt timber floors, and effortless flow to the all-weather alfresco entertaining area and private backyard create a peaceful sanctuary that is ready for immediate enjoyment. Complimented by landscaped surrounds and centrally placed with a Caringbah address convenient to selective schools, sporting fields, transport and also provides easy access to Cronulla's wonderful beaches and the City commute. - Well-proportioned single level layout and effortless indoor/outdoor flow - Open plan kitchen with island bench, walk-in pantry and gas cook-top - Spacious lounge and dining area with split system air-conditioning - Solid Blackbutt timber flooring, gas heating, cooking and hot water - High ceilings, custom built bookcase cabinetry and study nook - Three bedrooms with ceiling fans, two with built in robes, main with ensuite - All-weather alfresco entertaining area provides gas outlet and ceiling fan - Sunny west facing low maintenance rear yard with separate garden shed - Remote double lock up garage with great storage plus off-street parking Land: 645sqm (approx) Council: \$498 per quarter (approx) Water: \$171 per quarter (approx) Contact: Farrah Tidmarsh 0417 674 044 or Ivan Lampret 0416 188 000