

**56 Branga Avenue, Copacabana, NSW 2251**

**Sold House**

Friday, 8 September 2023



56 Branga Avenue, Copacabana, NSW 2251

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 626 m2**

**Type: House**



Deb Hutchings  
0478022536

**\$1,360,000**

With 4 bedrooms, 2 bathrooms and a double garage and situated on a generous 626 sqm of land, this property is the perfect family home. As you step inside, you will be greeted by soaring ceilings throughout the spacious living and dining area, complete with floorboards and a combustion fireplace, perfect for those cozy winter nights. Split system air conditioning is also provided in this area, ensuring year round comfort. The modern kitchen features ample storage space and is equipped with high-quality appliances. Each of the bedrooms is generously sized and the master bedroom boasts its own ensuite, offering privacy and convenience. The level, fully fenced backyard is perfect for children and pets to play safely and the patio entertaining area is ideal for hosting family and friends. A double garage ensures your vehicles are secure and the massive store room underneath is ideal for overflow storage. Located just a short walk from Copacabana Beach, shops and Cochrane Lagoon in the sought-after suburb of Copacabana, this property is a must to view. • Short walk to Cochrane Lagoon to feed the ducks and stroll to the beach • School bus stop nearby • Ensuite to Master Bedroom • Currently 4 bedrooms but could be utilised as 3 bedrooms and two living zones • Level good size rear fenced yard • Combustion fireplace • Split system air conditioning • Double garage plus huge storage room • Entire home recently painted internally Particulars: Rates: \$2319 Water: \$729 + usage Land: 626 sqm