

**6 Bulimba Avenue, Kareela, NSW 2232**



**House For Sale**

Wednesday, 22 May 2024

6 Bulimba Avenue, Kareela, NSW 2232

**Bedrooms: 3**

**Bathrooms: 2**

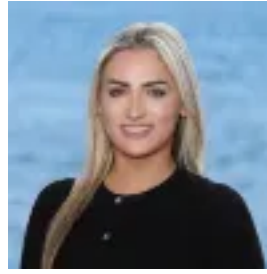
**Parkings: 2**

**Area: 563 m2**

**Type: House**



Adam Crawley  
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## Auction | Price Guide \$1,450,000

Positioned in a quiet location nestled away in the heart of Kareela, this spacious and immaculately presented 3-bedroom family home presents a rare opportunity to buy a quality property in a beautiful family-friendly suburb. Boasting a beautiful north-facing outlook, spacious and modern interiors, and abundant natural light, this ideal family home offers exceptional space, privacy, style, and comfort. Upon entry, enjoy a well-designed floorplan with a central and stylish kitchen and seamless outdoor entertaining, perfect for hosting and relaxation. The 3 spacious bedrooms are separate from the main living area offering the perfect home for a growing family. - Flexible split-level design with bright and airy interiors - Striking living area with soaring ceilings and a leafy outlook - Immaculately presented modern kitchen with stainless steel appliances and a built-in dining table - Great outdoor spaces for entertaining featuring multiple leisure spaces, level grassed areas, and a built-in BBQ - Three generously sized bedrooms, all with built-in wardrobes the main offering a private ensuite - Renovated bathroom with modern finishes and a separate shower and bath - Spacious internal laundry with additional toilet - Ducted air conditioning and ceiling fans throughout - Extensive under-house storage space - Double lock-up garage and additional off-street driveway parking - Moments to Kareela Golf Club, local schools, shops, and transport options

Council Rates: Approximately \$543.00 per quarter  
Water Rates: Approximately \$171.41 per quarter plus usage

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