

**7/438 Port Hacking Road, Caringbah South, NSW**

**2229**

**Sold Townhouse**

Sunday, 13 August 2023



7/438 Port Hacking Road, Caringbah South, NSW 2229

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$1,385,000**

Nestled within a charming, low-maintenance complex, this stylishly renovated three-bedroom residence embodies a blend of boutique elegance and modern sophistication, making it the ideal opportunity for those seeking spacious living within a serene, yet convenient lifestyle setting. The seamless flow from the entrance through the open plan living/dining areas, united with a well-designed kitchen leading to a private, sun-lit rear yard, ideal for year-round entertaining with family and pets. Conveniently located within moments to Caringbah shops, transport, parks and quality local schools, and only a short drive to Cronulla and waterways of the Port Hacking, this home is perfect for young families, investors and downsizers alike.

**Key Features:-** Oversized and spacious main living and dining zones features quality Woodcut Premium engineered timber floors- Renovated stone kitchen including stainless steel appliances, gas cooktop, abundance of storage options including dual pantry and integrated fridge, breakfast bar ideal for your morning coffee- Internal laundry boasting abundant space for appliances, additional storage, and practical w/c on ground floor- The light filled main bedroom exudes tranquility, ducted air-con and high ceilings, walk-in wardrobe and renovated en-suite with floor-to-ceiling tiling- Second and third bedrooms are equally spacious, each offering built-in wardrobes, ducted air conditioning, ceiling fans, and charming plantation shutters- Outdoor entertainer's yard, with built-in timber seating and paved entertaining area seamlessly extending from the kitchen and dining area through glass sliding doors- Reverse-cycle air-conditioning throughout the residence, ground level with split-system, ducted throughout upstairs bedrooms, gas heating bayonets- Double brick construction with concrete floors on both levels, the property boasts a spacious garage with internal access including mezzanine storage, additional covered car space on title

Quarterly Outgoings (all approximate): Strata - \$1,143.30 per quarter Council - \$359.01 per quarter Water - \$158.45 plus usage per quarter