

**9B Sorrento Place, Burraneer, NSW 2230**

**Luxe**  
real estate agents

**Sold Duplex/Semi-detached**

Wednesday, 23 August 2023

9B Sorrento Place, Burraneer, NSW 2230

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 391 m<sup>2</sup>**

**Type:**

**Duplex/Semi-detached**

## Contact agent

Located in a quiet cul-de-sac, this wonderful and unique duplex style home is ideal for the retiree or family wanting the perfect home for low maintenance living at its finest. A very peaceful and hidden treasure on the Burraneer Peninsula. 3 bedrooms (include master with ensuite & walk-in robe), plus separate study. Master & 2nd bedroom with slight water views. Open plan kitchen with granite benchtops. Separate formal and casual lounge and dining areas flow out to the patio & yard with established gardens. Family room opens to sun drenched balcony with water glimpses. 2nd sunny North facing courtyard. Both main bathroom and ensuite showcase separate bathtub and shower. Internal laundry and walk-in linen cupboard. Remote double lock-up garage with internal access. Reverse cycle air conditioning. Close to shops, cafes, local schools and the Royal Motor Yacht Club for the boating enthusiasts. Internal floor area approx 197m<sup>2</sup>. Water Rate: \$158.45 per quarter (approx.) Council Rate: \$416.90 per quarter (approx.) Strata Levy: \$350.00 per quarter (approx.)