

# 9/45 Kamala Crescent, Casuarina, NSW 2487



## Apartment For Sale

Sunday, 23 June 2024

9/45 Kamala Crescent, Casuarina, NSW 2487

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Mason Garten



Melinda Shaw  
0417006671

**\$1,495,000**

This stunning and modern villa boasts a contemporary design and larger-than-average land size in the desirable northern corner of the 3-year young complex. Contact Mason Garten on 0451 307 305 or Melinda Shaw on 0417 006 671 for further information or to arrange a private viewing. The downstairs area features an open-plan layout with high ceilings, flooding the space with natural light and refreshing ocean breezes. The spacious open-plan living and dining area flows effortlessly to the outdoor alfresco zone, perfect for entertaining. The large master bedroom includes a private ensuite with dual vanities, floor-to-ceiling tiling, and a massive walk-in robe. In contrast, two additional spacious bedrooms with built-in robes share a well-appointed main bathroom and separate toilet. Can be purchased with optional furniture subject to separate negotiation. Council Rates: \$2,773 per annum Body Corporate Rates: \$79 per week Permanent Rental: \$850 to \$950 per week. Modern Amenities:- North easterly aspect- Open-plan living and dining area with high ceilings- Bosch appliances in the gourmet kitchen- Solar power system (6.6kw) for energy efficiency- Air conditioning for year-round comfort- Ample linen storage and a well-equipped laundry- Secure single garage- Large master bedroom with 2 modern bathrooms + powder room- Front patio area overlooking low maintenance gardens- Bosch appliances & stone benchtops- Air conditioning throughout- Laundry with lots of storage cupboards, linen press Just 100 metres from the pristine sands of beautiful Casuarina Beach. Enjoy morning strolls on the beach, leisurely afternoons at nearby cafes, and serene evenings in your private alfresco area. This fully furnished villa provides everything you need to start living the dream from day one. Disclaimer: All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you and has been provided to Coastal Property Collective by third parties. Coastal Property Collective cannot definitively confirm whether the information listed is correct or 100% accurate. Coastal Property Collective does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information on the Website should not be relied upon and you should make your own enquiries and seek legal advice regarding any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.