

**11 Narooma Place, Gymea Bay, NSW, 2227**



**House For Sale**

Tuesday, 1 October 2024

**11 Narooma Place, Gymea Bay, NSW, 2227**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Family Home with Valley Views

Tucked away in one of Gymea Bay's most coveted cul-de-sacs, this expansive family residence presents an extraordinary opportunity for those seeking a blank canvas to create their dream home. Bathed in natural sunlight, the versatile floor plan features four generously proportioned bedrooms and multiple living spaces effortlessly integrating with the outdoors via picturesque backdrops and direct access to the outdoor entertaining areas. The lower-level alfresco provides serene valley views, while leading to a tiered, low-maintenance yard with artificial grass and a sheltered swimming pool, offering the perfect setting for relaxation and entertaining.

### Main Features Include:

- Expansive living and dining area strategically framed by large windows streamlining the natural light throughout
- Kitchen fitted with ample bench space, dishwasher, timber cabinetry and seamlessly connecting to the adjacent meals area
- Master bedroom featuring a built-in wardrobe, ceiling fan and a charming bay window seat for added elegance
- Two additional generously sized bedrooms with built-in wardrobes and large windows
- Versatile home office/optional fourth bedroom with direct access to extensive under house storage area
- Original main bathroom upstairs thoughtfully designed with separate bath, shower and water closet
- Spacious downstairs family room complete with bar, second bathroom and glass sliding doors opening to alfresco
- Covered entertaining alfresco overlooking low maintenance yard with artificial grass and leading to sheltered swimming pool
- Double carport with additional on-street parking, ensuring convenience and ample space for multiple vehicles

Set close to local shops, cafes, medical facilities, waterways, Gymea Village, Gymea Station, Gymea Bay Public School and in the Kirrawee High School catchment.

\*DISCLAIMER: Virtual furniture has been used in the photographs used to advertise this property\*