

**307b Burraneer Bay Rd, Caringbah South, NSW,  
2229**

APG

**House For Sale**

Thursday, 5 September 2024

307b Burraneer Bay Rd, Caringbah South, NSW, 2229

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**

## Idyllic Lifestyle on Torrens Title

Promoting practical and spacious living in a central pocket of South Caringbah, this freestanding 4 bedroom modern residence delivers a convenient yet tranquil lifestyle with house like proportions. The Northern aspect and large windows throughout showcases an abundance of natural light through the home.

With a carefully considered design offering spacious open plan living and entertaining, plus three separate living spaces, this light and bright home offers a great opportunity for the growing family. Positioned within walking distance from popular cafes, a short drive to restaurants and Cronulla's pristine beaches.

### Features

- Torrens title, north facing and freestanding residence offering an abundance of natural light
- Spacious free flowing layout, open plan living and dining with feature fireplace & large skylight
- Modern kitchen with premium appliances, plenty of storage and island with breakfast bench
- Functional outdoor entertaining flowing from bbq area to pool and lawn bathed in all day sunlight
- Multiple living areas, offering separate spaces for the growing family
- Downstairs offers a full bathroom and potential 5th bed to allow for single level living
- Four generous bedrooms with built ins, main with walk through robe, ensuite offering a double shower
- Single lock up garage plus storage, full laundry with ample cupboard space
- Positioned in a convenient location, moments from Westfield shopping centre, trending cafes & restaurants, plus a short drive to Cronulla's pristine beaches