

**336 Burraneer Bay Road, Caringbah South, NSW,
2229**

GIBSON

House For Sale

Tuesday, 13 August 2024

336 Burraneer Bay Road, Caringbah South, NSW, 2229

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Karla Madgwick
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Charming Family Home | Prime Development Opportunity

Positioned just 150m from the shores of Yowie Bay, this tightly held family home of 51 years is ready for its next chapter. Set back from the street on an impressive 910.5sqm block with approximately 15.24m of frontage, the property provides a serene retreat with ample space to enhance and personalise or presents a prime development opportunity suitable for a duplex or dual occupancy (STCA).

Adding to the appeal is the direct north aspect and convenient access to local schools, parks, waterways, cafes, Caringbah Shopping precinct and transport.

- Full brick home with scope to further capitalise in a peaceful street
- Potential-packed block of 910.5sqm (approx) and 15.24m frontage
- Currently consists of an immaculate three bedroom family home
- Two spacious, formal and informal living areas flow outdoors
- Light-filled granite kitchen with breakfast bar and gas cook-top
- Bathroom with separate WC, high ceilings, ducted air-conditioning
- Desirable direct north facing aspect ensures all day sunshine
- Large garage with storage, off street parking, child friendly rear yard
- Expansive block suitable for duplex or dual occupancy (STCA)
- Quiet street convenient to schools, parks, shops and transport

Land: 910.5sqm (15.24m x 59.91m) (approx)

Council: \$660 per quarter (approx)

Water: \$171 per quarter (approx)

Auction: Onsite Saturday 7th September, 2024

Contact: Ivan Lampret 0416 188 000 or Karla Madgwick 0416 006 524