

# 37a Barralong Road, Erina, NSW 2250

## House For Sale

Wednesday, 17 April 2024

37a Barralong Road, Erina, NSW 2250

Bedrooms: 4

Bathrooms: 2

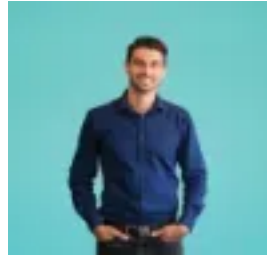
Parkings: 2

Area: 626 m<sup>2</sup>

Type: House



Edan Sirone  
0243856423



James Keelan  
0243856423

## For Sale - Contact Agent

An exceptional and exceedingly rare opportunity awaits in the heart of Erina. Situated in a central and highly coveted location, this contemporary and elegant property offers a luminous and inviting ambience, making it an ideal place to call home. Nestled on a spacious and level 626sqm parcel of prime real estate, this home is set back from the road and overlooks the serene Erina Creek, providing a harmonious blend of tranquillity and convenience for discerning buyers. Features include:- Ideally positioned on a level 626sqm plot, with Erina Creek at the rear boundary.- Impressive north-facing rear aspect, ensuring ample sunlight throughout living areas and the backyard.- Unique floorplan offering versatile living and entertaining spaces.- Recently updated kitchen featuring stainless steel appliances, a breakfast bar, and abundant storage.- Sunlit living and dining areas seamlessly extend to the expansive entertaining deck.- Spacious master suite boasting a built-in robe and blackout blinds for added privacy.- Three additional generous bedrooms, two with built-in robes, all equipped with blinds.- Well-appointed main family bathroom with a bath and shower, complemented by an internal laundry and additional toilet.- Secondary living room or rumpus room with direct access to the outdoor alfresco area.- Expansive outdoor alfresco space overlooking the sizable backyard and providing easy access to Erina Creek.- Single lock-up garage and single carport, supplemented by ample off-street parking.- Potential for dual income with a split-level floorplan offering versatility. Conveniently situated in close proximity to an array of public and private schools, public transport options, cafes, restaurants, medical and dental services, as well as Erina's bustling shopping precincts, this property presents an outstanding lifestyle opportunity for young families, investors, or retirees alike. For further details or to schedule a private inspection, please contact Edan Sirone on 0411 314 464 or James Keelan on 0435 714 565. Council Rates: \$1,686pa Water Rates: \$994pa