

3/11-13 Wallumatta Road, Caringbah, NSW 2229

Villa For Sale

Wednesday, 3 July 2024

3/11-13 Wallumatta Road, Caringbah, NSW 2229

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 200 m2

Type: Villa



Christopher Igoe
0283206666



Emily Cooper
0283206666

For Sale

Located towards the rear of this boutique complex of only four, this three bedroom villa offers an enviable northern aspect, open plan living, high ceilings, covered outdoor entertaining, a peaceful location and is perfectly positioned only 1.3km to Caringbah Train Station and 2km to the all new Woollooware Bay Shopping Centre. - Kitchen equipped with gas cooking and ample storage throughout.- Bi-fold doors from the living room create a seamless indoor-outdoor flow.- North-facing covered alfresco entertaining area and grassed yard.- All bedrooms with built-in wardrobes, master bedroom with ensuite.- Tandem garage with auto door and internal access to laundry and yard.- Additional features include on site visitor parking, ducted air conditioning and a security system.- The school catchment area includes Caringbah North Public (1.3km away) and Woollooware High School (2.1km).- Located 190m from the local bus stop, 550m from Woollooware Golf Club, 1.2km from Captain Cook Playing Fields, 1.3km from Caringbah Train Station, and 2km from Woollooware Bay Shopping Center.Strata Rates: \$1,322.43 approx. pqCouncil Rates: \$277.20 approx. pqWater Rates: \$195.44 approx. pqLink to pre purchase Strata Report - <https://www.homesafeinspections.com.au/strata-report-details/e867ebed-6298-40cf-1e3e-08dc96598954>For all your home loan needs, please give the team at The Finance Co. Group a call on 02 8004 5020 or visit www.thefinanceco.groupDisclaimer: The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information. All distances, sizes and measurements are approximates only.