



## 19 Langer Avenue Caringbah South NSW

5 🛏 3 🚗 3 🚗

Featuring modern, light filled interiors and generous accommodation throughout, this well presented residence provides a flexible floorplan to suit the largest of families.

Located on the fringe of Dolans Bay, and situated on a fabulous 854sqm (approx) of land, this versatile property enjoys water glimpses and offers many options for the purchaser with boat ramp, shops and schools nearby.

- Three open plan living areas + dining, Ducted A/C
- Modern Poly/Caesar kitchen (gas cooking)
- King sized master bedroom (ensuite & WIR)
- Massive triple lock up garage + workshop (internal access)
- Sunny fully fenced grassed yard + landscaped gardens
- Land size 854sqm (approx.) 18.29m frontage x 46.69m

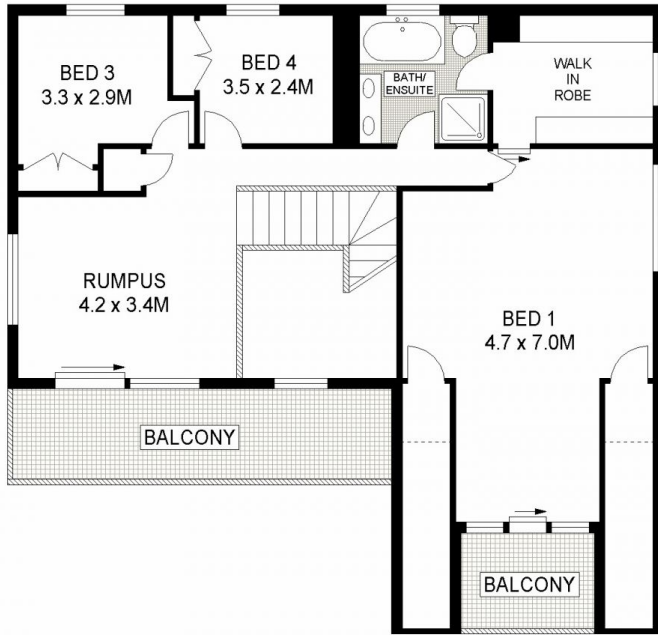
**Price** : \$ 1,710,000

**Land Size** : 854 sqm

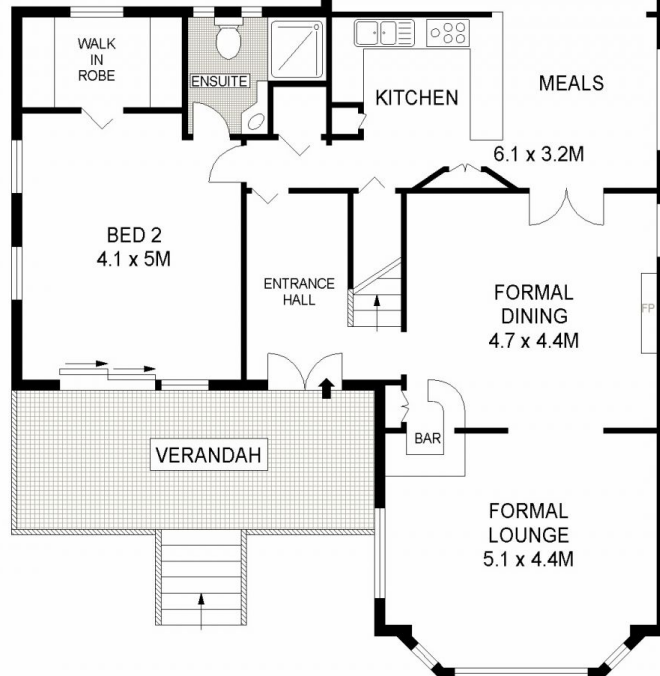
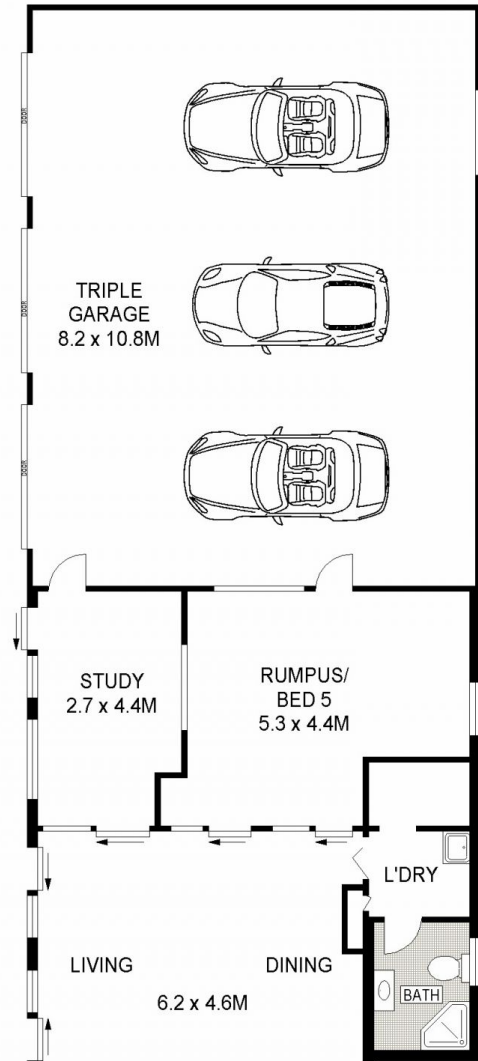
**View** : <https://www.gibsonpartners.com/sale/nsw/utherland/caringbah-south/residential/house/5853880>



**Ivan Lampret**  
02 9523 1333



FIRST FLOOR



GROUND FLOOR



SCALE (METRES)



Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.