



## 21 Epacris Avenue Caringbah South NSW

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This is a rare and valuable opportunity to secure this substantial 1132sqm (approx) piece of prime real estate with a generous 20.12m (approx) frontage situated in a fabulous family friendly neighbourhood close to local schools, shops, parks and transport.

Currently consisting of a solid, two storey brick home with 4 bedrooms, generous interiors featuring fresh paint & carpet, 2 living areas, ample off street parking for a boat or caravan and glorious north facing rear yard with inground pool. This unique offering provides an exciting opportunity for home buyers, renovators, builders and developers.

- Generous block of approximately 1132sqm (20.12m x 56.39m)
- Elevated leafy outlook with north facing rear yard &

**Price** : \$ 2,251,000

**Land Size** : 1132 sqm

**View** : <https://www.gibsonpartners.com/sale/nsw/utherland/caringbah-south/residential/house/5854293>



**Ivan Lampret**  
02 9523 1333





FIRST FLOOR



GROUND FLOOR



SITE PLAN (NOT TO SCALE)

0 1 2 3 4 5 SCALE IN METRES

Gibson Partners Real Estate Pty Ltd

Scale in metres. The above only information is approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

