



## 304 Burraneer Bay Road Caringbah NSW

3 1 1

Discover the options this much loved and beautifully maintained family home offers set on a spacious 651.3sqm parcel of land appealing to young families or the keen renovator. Located within walking distance to Laguna Street Public School, Caringbah Village shops and sporting fields.

**Price** : \$ 1,175,000

**Land Size** : 651.3 sqm

**View** : <https://www.gibsonpartners.com/sale/nsw/utherland/caringbah/residential/house/5854490>

The home offers three bedrooms a spacious lounge with separate dining room, updated kitchen, sunroom, internal laundry and a small storage room that could be a walk-in pantry. A wide driveway leads to the single lock-up garage and huge backyard ideal for the kids to play or to extend the house further.

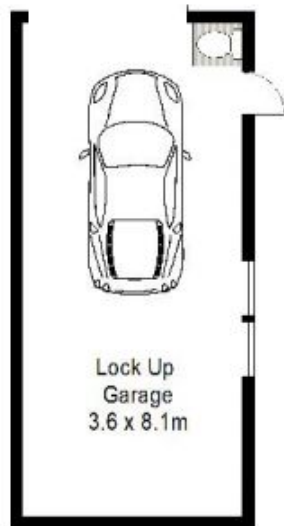
- Spacious lounge room with fireplace & separate dining
- Three good sized bedrooms main with built-in robe



**Ivan Lampret**  
02 9523 1333



**Karla Madgwick**  
02 9523 1333



**GROUND LEVEL**



**SITE PLAN (NOT TO SCALE)**



Gibson Partners Real Estate Pty Ltd

Scale in metres. The above only differences are 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.

304 Burraneer Bay Road, Caringbah South

**GIBSON**