



**2/44-46 Epacris Avenue Caringbah South NSW**

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Set within a well-maintained boutique development of only six, this refreshingly spacious and immaculately presented villa offers comfort, convenience and the ultimate low maintenance lifestyle. Freshly painted and newly carpeted throughout, the interiors are light-filled and welcoming while the fabulous rear courtyard with covered entertaining is a peaceful sanctuary to unwind for the day.

Conveniently placed in Caringbah's leafy south with bus transport easily accessed from the top of the street, and only a 250m stroll to Wentworth St shopping precinct or 500m to Port Hacking Road shops and Caringbah Public School.

- Flowing interiors reveal open plan living areas with high ceilings

**Price** : \$ 1,580,000  
**Land Size** : 269 sqm  
**View** : <https://www.gibsonpartners.com/sale/nsw/sutherland/caringbah-south/residential/villa/7973272>



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0 1 2 3 4 5 METRES.

Gibson Partners Real Estate Pty Ltd

**FLOOR PLAN** ON DEMAND Scale in metres. Indicative only. Dimensions 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.



2/44 Epacris Avenue, Caringbah South

**GIBSON**