

**1/48 Bulwarra Street, Caringbah South, NSW, 2229**



**Duplex Semi-detached For Sale**

Wednesday, 13 November 2024

1/48 Bulwarra Street, Caringbah South, NSW, 2229

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex Semi-detached**



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## Single Level Duplex | Low Maintenance Living

Proudly positioned at the front of a single level duplex development, this rare treasure is being offered for the first time in 30 years by its original owner. Bathed in northern sunshine, it offers a fabulous low maintenance garden courtyard with paved entertaining and well-kept interiors that offer further scope to personalise.

Ideally suited to a young couple/family or the astute downsizer, this delightful home is conveniently placed in Caringbah's leafy south with bus transport easily accessed and within a short 150m (approx), and only a 600m stroll to Woolworths Caringbah and surrounding shops, cafes and local schools.

- Low maintenance, single level interiors with scope to personalise
- Open plan lounge and dining area offers split system air-conditioning
- Fully equipped kitchen with breakfast bar and adjoining meals area
- Three bedrooms feature built-in wardrobes, main with ensuite
- Family sized bathroom with separate shower and bath, internal laundry
- North facing, low maintenance courtyard with established gardens
- A retractable awning provides shade to the paved entertaining area
- Alarm and remote double lock-up garaging offers convenient internal access
- Convenient to bus transport, Woolworths, local shops, cafes and schools

Land: 222sqm (approx)

Strata: \$500 per quarter (approx)

Council: \$397 per quarter (approx)

Water: \$173 per quarter (approx)

Contact: Ivan Lampret 0416 188 000 or Karla Madgwick 0416 006 524