

**1/171 Burraneer Bay Rd, Caringbah South, NSW,  
2229**



**Townhouse For Sale**

Friday, 15 November 2024

1/171 Burraneer Bay Rd, Caringbah South, NSW, 2229

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Patrick Swanson  
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## **Prime Location, Spacious & Convenient**

Nestled on the corner of an exclusive complex of only six townhouses, this impressive residence offers exceptional privacy and comfort. With duplex-like proportions, high ceilings, and an effortless flow between indoor and outdoor spaces, it's the perfect mix of spaciousness and low-maintenance living.

Located just moments from Burraneer Bay Public School, Our Father Café, and local shops, this unique property is ideal for young families or downsizers who want space, style, and a prime location.

- Three well-sized bedrooms with built-in robes; master suite with walk-in robe and private balcony
- Generous living and dining areas seamlessly opening onto a private alfresco courtyard
- Secure lock-up garage, carport, and an internal laundry with an additional toilet
- Contemporary galley kitchen leading to the dining area and a second outdoor courtyard
- Additional grassed courtyard, perfect for children's play or entertaining
- Manicured hedges enhance privacy and beautifully frame the home

Uncover a lifestyle of refined comfort and unmatched convenience in this exceptional townhouse. With spacious, light-filled rooms and tasteful finishes throughout, this home is designed for both relaxation and effortless entertaining.