

**3/134-138 Ocean Street, Narrabeen, NSW 2101**

**Laing+Simmons**

**Townhouse For Sale**

Monday, 6 January 2025

3/134-138 Ocean Street, Narrabeen, NSW 2101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 169 m2**

**Type: Townhouse**



Chris Gamarra  
0299702400



James Lamplough  
0299702400

**Guide: \$1,950,000**

Step into this stylish courtyard townhouse, offering the perfect blend of comfort, modern design, and ultimate convenience. Situated in a boutique complex, the home features a spacious, light-filled interior with three generous bedrooms, each with built-in robes. The master bedroom boasts its own ensuite for added comfort. Enjoy the open-plan living and dining area, ideal for entertaining or relaxing. The modern kitchen features a gas cooktop, dishwasher, and plenty of storage. Additionally, a downstairs powder room and internal laundry offer added convenience. Secure double garage with internal access and plenty of storage. This home is just moments from the beach, shops, cafes, restaurants, and public transport. + Open plan living and dining area, perfect for entertaining or relaxing + Three generous bedrooms, each with built-in robes, master bedroom with ensuite + East facing courtyard with sun all year round, light-filled interior + Modern kitchen featuring a gas cooktop, dishwasher, and ample storage + Downstairs powder room and internal laundry + Located in a well maintained boutique complex + Secure double garage with internal access and plenty of storage + Moments to beach, shops, cafes, restaurants, and transport Rental Estimate: \$1,250 per week Council Rates: \$424 pq approx. Water Rates: \$172 pq approx. Strata Rates: \$2,265 pq approx. Laing+Simmons Narrabeen make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.