

**5/3 Coonong Road, Gymea Bay, NSW, 2227**

**Townhouse For Sale**

Friday, 25 October 2024

5/3 Coonong Road, Gymea Bay, NSW, 2227

**Bedrooms: 3**

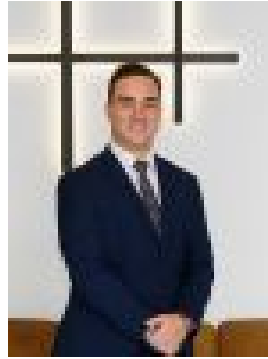
**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Michael Green



Jordan Agullo

## Stylish, New Townhouse in Quiet Location

With a sunny northerly aspect, discover the best in modern, easy living in this brand new three-bedroom, two-bathroom townhouse nestled within a secure, gated complex of just eight residences in a quiet street in popular Gymea Bay.

Step inside to discover an expansive three-bedroom layout adorned with limed American hardwood floorboards and plush bedroom carpeting. Fully ducted air-conditioning ensures year-round comfort, while alarm/video intercom systems provide peace of mind.

Boasting a sun-soaked ambience and an unrivalled sense of privacy, this residence offers low-maintenance living, with house-size space. The open-concept living and dining area effortlessly flows to a private, covered terrace, lawn and gardens, creating the perfect setting for entertaining guests. The designer kitchen features elegant solid stone countertops and splashback and is equipped with Smeg cooking appliances.

Upstairs, three generous bedrooms, the main with ensuite, are accompanied by a full bathroom. There is an extra guest toilet in the internal laundry downstairs, and under-stair space for added storage convenience.

Residents of 'The Bay Residences' also enjoy two secure, basement parking spaces with lift access and storage cages.

Situated just 1km approx. from Gymea Village shopping precinct, cafes, dining and the railway station, these homes offer a lifestyle of unparalleled convenience. With popular Gymea Bay Public School just 600m approx. away, this impressive new, steel frame construction presents an enticing opportunity for discerning homeowners.

Strata: \$1,344/QTR approx. Rates: \$350/QTR approx. Water: \$175/QTR EST.

Size: Internal: 167 SQM; Total 193 SQM approx.

- + Convenient suburban location, 1km approx. to Gymea Village and railway station
- + Meticulously crafted with a master-built, steel frame construction
- + Open-plan living offering natural light and neutral interiors
- + Covered terrace with landscaped lawns and garden capturing northern light
- + Three generously sized bedrooms, all with BIR's
- + Stylish main bathroom and ensuite, plus additional toilet downstairs
- + Great use of quality stone, refined timber floors, and plush bedroom carpeting
- + Featuring ducted air-con, alarm and security video systems
- + Two basement parking spaces with storage cages and common lift access

Proudly designed by Stanton Dahl Architects, meticulously project managed by Impact Group & built to a high standard by experienced builders Fidem Property + Construction