



3/44 Epacris Avenue Caringbah South NSW

3 2 2

Set at the back in a small development of only six, this generously proportioned free-standing villa oozes charm, character and warmth through its beautiful custom built cabinetry, high ceilings, polished timber floor boards and the immaculately landscaped rear courtyard.

Flooded in natural light and boasting a choice of versatile living spaces, this unique single level residence exudes quality and fine finishes throughout.

Conveniently located close to local shops and transport, this lovely villa provides the perfect solution to the downsizing dilemma offering a low maintenance and spacious alternative.

*3 generous bedrooms all with built-in robes

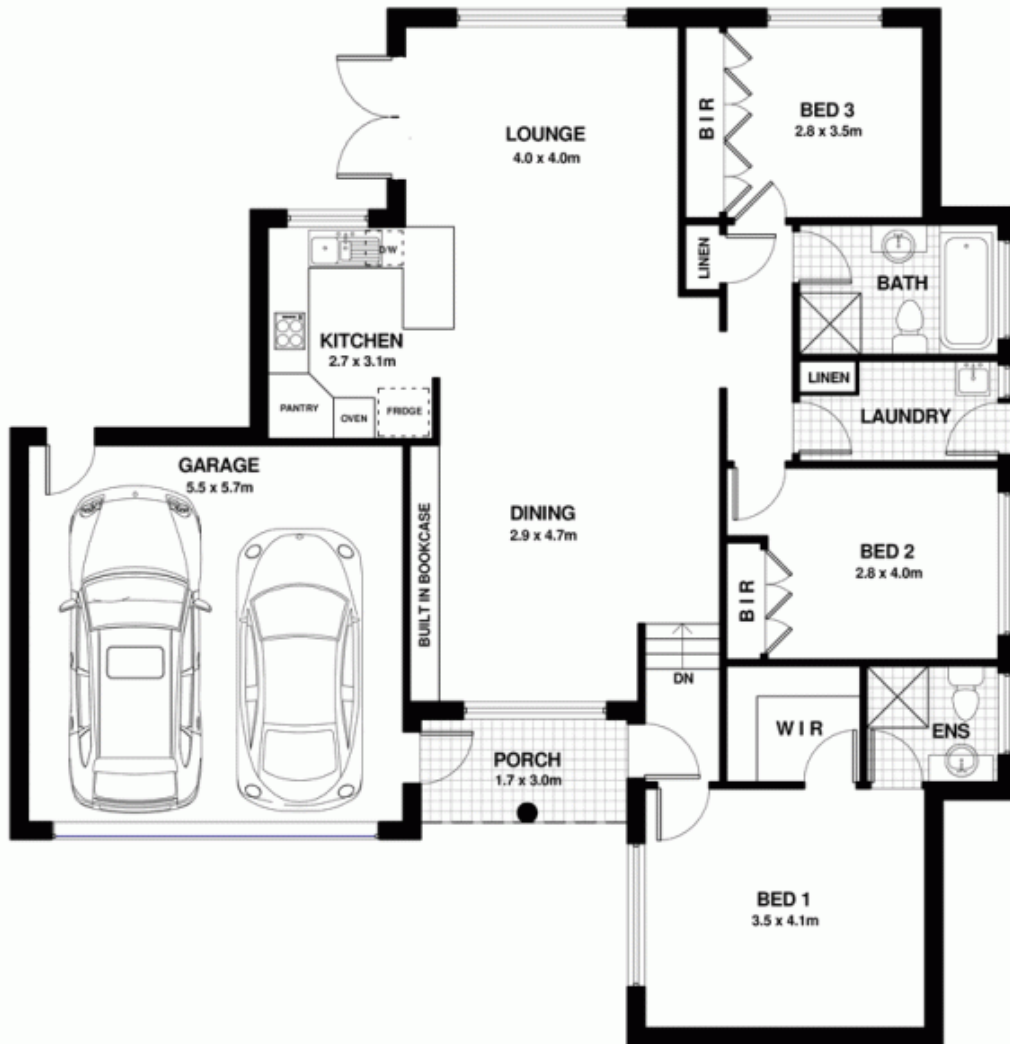
View : <https://www.gibsonpartners.com/sale/nsw/sutherland/caringbah-south/residential/villa/5853472>



Ivan Lampret
02 9523 1333



Karla Madgwick
02 9523 1333



3/44 Epacris Avenue, CARINGBAH SOUTH

DISCLAIMER: All care has been taken in preparing this floor plan, however the accuracy is not guaranteed and no liability will be accepted for any reliance placed upon it

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