



22 Flat Rock Road Gymea Bay NSW

4 2 3

Prestigiously positioned and enjoying a premier corner position, this elevated 2 storey family haven boasts tranquil water views of North West Arm.

Set in a tree lined street, this home is in original condition bursting with potential and awaiting a modern makeover. With a flexible floor plan and free flowing design focusing on easy entertaining living as well as separation.

- * Original light filled interiors radiate warmth and comfort
- * Long, breezy wrap around entertaining veranda - perfect for casual entertaining
- * 3 bedrooms upstairs, generous main, all with built in robes and ceiling fans
- * Spacious and functional original kitchen, internal laundry with external access
- * Downstairs encompasses a large rumpus room, 4th

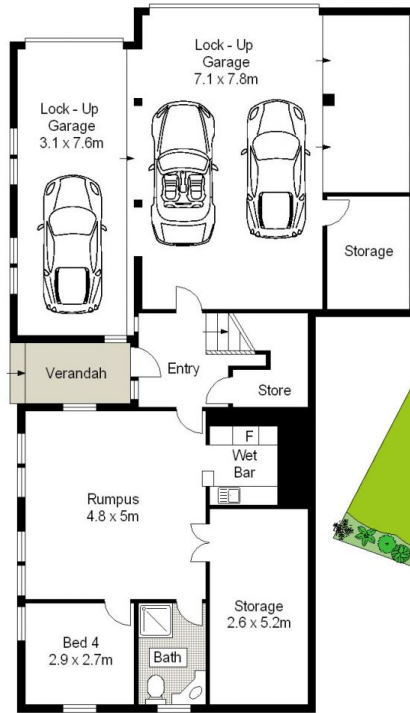
View : <https://www.gibsonpartners.com/sale/nsw/sutherland-and-gymea-bay/residential/house/5853667>



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GROUND FLOOR



LOWER GROUND FLOOR



SITE PLAN (NOT TO SCALE)

0 1 2 3 4 5 SCALE IN METERS.

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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