



## 336 Burraneer Bay Road Caringbah South NSW

3 1 2

Positioned just 150m from the shores of Yowie Bay, this tightly held family home of 51 years is ready for its next chapter. Set back from the street on an impressive 910.5sqm block with approximately 15.24m of frontage, the property provides a serene retreat with ample space to enhance and personalise or presents a prime development opportunity suitable for a duplex or dual occupancy (STCA).

Adding to the appeal is the direct north aspect and convenient access to local schools, parks, waterways, cafes, Caringbah Shopping precinct and transport.

- Full brick home with scope to further capitalise in a

[For full version visit the website](https://www.gibsonpartners.com/sale/nsw/utherland/caringbah-south/residential/house/8091499)

**Type** : House  
**Price** : \$ 2,684,000  
**Land Size** : 910.5 sqm  
**View** : <https://www.gibsonpartners.com/sale/nsw/utherland/caringbah-south/residential/house/8091499>



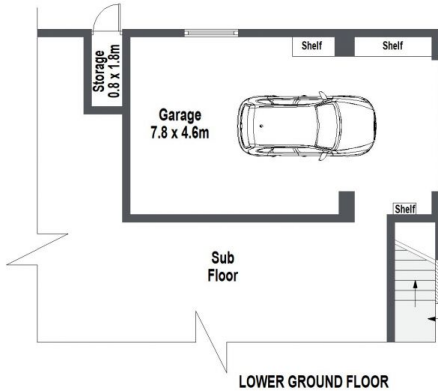
**Ivan Lampret**  
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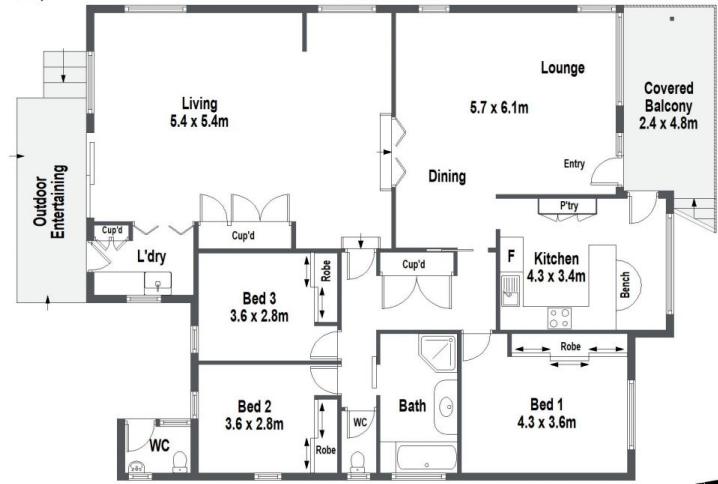
SITE PLAN (NOT TO SCALE)



LOWER GROUND FLOOR

0 1 2 3 4 5 METRES.

Gibson Partners Real Estate Pty Ltd



GROUND FLOOR



**FLOOR PLAN** ON DEMAND 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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**GIBSON**