

## Caringbah, 4/18-20 Nullaburra Street

### Over 55's Residential Villa

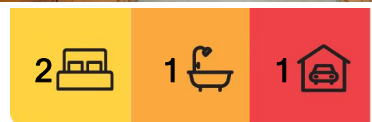
It's certainly rare to come across a sun filled North facing over 55's villa home in a great location.

Located in a premier sought after complex and positioned within walking distance to public transport, vibrant eateries and shops.

Offering an ambience of easy living the two bedrooms are well proportioned, sun filled and feature built in robes

The timber gourmet style kitchen boasts tiled splash backs and ample cupboard space.

Cleverly designed the home features open plan living and dining space and a tiled bathroom highlighting quality fixtures and fittings.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/5DMHR8](http://ljhooker.com.au/5DMHR8)

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**LJ Hooker Caringbah**  
**(02) 9524 0111**



Once outside you will find a paved rear courtyard with manicured gardens. As an added bonus you also have a share in a common property visitor room which is always open and comes complete with kitchen and dining facilities.

Additional features include: electric garage, ducted air conditioning, internal laundry and NBN connected.

Rates as follows:

Council - \$277 per quarter

Water - \$150 per quarter

Strata - \$720 per quarter

## More About this Property

Property ID	5DMHR8
Property Type	Villa
Land Area	145 m²
Including	Air Conditioning Courtyard Built-in-Robes Fully Fenced Remote Garage

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4/18-20 Nullaburra rd, Caringbah

All dimensions given are approximate & are for information only. Actual dimensions may vary. Please refer to the floor plan for more details.