



3/23 Dudley Avenue, Caringbah South

## Updated, easy-living villa with generous outdoor space and more room than you'd expect

Well-presented and move-in ready, this updated single-level villa ticks a lot of boxes for buyers looking for comfort, convenience, and a relaxed Shire lifestyle. With quality finishes throughout and a surprisingly spacious backyard, it offers genuine everyday appeal in one of Caringbah South's quiet residential streets.

The interior has been thoughtfully updated, with the open-plan kitchen and dining area offering a practical, easy-to-live-in layout that suits everyday routines. A large, separate lounge adds welcome space and versatility to the floorplan.

Three good-sized bedrooms include a main with its own ensuite, while built-in wardrobes across all rooms keep things neat and functional. The tiled bathrooms are clean and contemporary, and the double electric garage ensures secure parking and extra storage.

Step outside and you'll find a backyard that genuinely surprises which is comfortably large for a villa and full of potential for those who enjoy a bit of outdoor space without the burden of a large block to maintain.

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### FOR SALE

\$1,480,000 - \$1,510,000

### VIEW

Thu 18th Jun @ 12:30PM - 12:50PM

### AGENTS

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### AGENCY

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Located moments from local shops, cafes, schools, and public transport, with Cronulla beach just a short drive away. A great opportunity for owner-occupiers and investors alike.

Disclaimer: All reasonable care has been taken in preparing this advertisement. However, no warranty is given regarding the accuracy of the information. Interested parties should conduct their own inquiries to verify details.

## MORE DETAILS

Property ID	5JNHR8
Property Type	Villa
Land Area	247 m2
Including	Ensuite
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Remote Garage

### Richard Tsotras 0414 863 953

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