



**SOLD**

## PERFECT FAMILY HOME OR INVESTORS DREAM!!!

This beautiful 3 bedroom, 1 bathroom home is full of character and is well-positioned on a 708m2 block, with established trees & landscaped gardens. Boasting tiled flooring & exposed beams - this property is full of unique features. Including white picket fence, this amazing home offers low maintenance gardens, could be a place for you to call home or a wonderful addition to your investment portfolio.

### Featuring:

- \* 3 Large Comfortable and Spacious Bedrooms with Air-cons + Fans
- \* Open Plan - Air-conditioned Dining and Living Area
- \* Functional kitchen and Fully tiled throughout
- \* Large bathroom and separate toilet
- \* Earthy Exposed Beams - This home definitely has Character
- \* Fantastic large Private Breezeway and Multiple entertainment areas for family get togethers.
- \* Large in-ground pool with Shade sail
- \* Tandem Lock-up Garage and High Clearance Undercover Storage - For boat/Caravan and other toys - Approx 7m x 4m also Additional storage area down the side of the garage.
- \* Solar power, Insulated and new roof in 2005, Storage shed.
- \* Outside laundry and Workshop area
- \* Beautiful Mature low maintenance gardens.

This lovely home has great individual style and a warm welcoming feeling as you enter the White picket gate!

# Minutes to Smithfield Shopping Centre, JCU University, Northern Beaches corridor, local transport, both private and state schools, parklands, walking and cycle paths directly to Lake Placid and Barron Gorge National Park.

Good Properties are RARE in this price range so this GEM will go quickly!  
Call Stephen TODAY for your private inspection HURRY!! - 0487395456

**3 BED | 1 BATH | 3 CAR**

**PRICE:**  
**\$442,000**

**OPEN FOR INSPECTION:**  
**N/A**



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22 Yurongi Street, Caravonica

FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. The Agent gives no guarantee, warranty or representation as to the accuracy and layout.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.