



# FOR SALE

## FIRST HOME BUYERS OR INVESTORS DELIGHT!

This beautiful 4 Bedroom, Study and one bathroom property is a fantastic entry level home and is a must to inspect. Positioned in a quiet street and just a few minutes' walk to Lake Placid and Barron River, 30 Yurongi Street in Caravonica represents a great opportunity for the first home buyer or astute investor. This home is full of character, well positioned on a 708m2 block with off street parking for 3 cars.

Features include:

- 4 spacious bedrooms, two with built in wardrobes.
- Air-conditioning throughout.
- Open plan living and dining areas.
- Kitchen with gas cook top and featured tiled splash back.
- Modern contemporary style Bathroom fully tiled to ceiling, separate toilet.
- Additional living area - including ample storage.
- Rear covered patio overlooking garden - Space for Spa and Pool.
- Fully fenced low maintenance garden with established banana trees.
- Rear access gate for boat or caravan.
- 2 Sheds (Garden - 2x2mtr) + (Storage - 3/1/2 x 7mtr fully insulated ceiling/power/shelving)
- Solar Hot Water and Solar Electricity
- NBN with Battery backup
- 3000 ltr water tank

# Minutes to Smithfield & Redlynch Shopping centres, JCU University, Northern Beaches corridor, local transport, both private and public schools (Peace Lutheran College & Caravonica State primary). Local 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

4 BED | 1 BATH | 1 CAR

PRICE:  
'OFFERS IN THE MID 400S'

OPEN FOR INSPECTION:  
N/A



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30 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.