



**Sold**

**UNDER CONTRACT- WALKING DISTANCE TO THE BEACH  
SPACIOUS DUPLEX WITH PARK ACCESS.**

**3 BED | 2 BATH | 2 CAR**

2/24 Poinciana Avenue, Bogangar, NSW, 2488

Representing fantastic value, this spacious, 3 bed 2 bath duplex is situated within easy walking distance to Cabarita Beach headland and the village shops. There is enough room for the family, featuring a private rear yard with a leafy outlook facing the park, and a large entertaining area designed to enjoy the Cabarita Beach lifestyle.

Take a short stroll via the back gate to the famed surfing beaches surrounding the headland or the Southside off-leash dog walking beach.

Also for the dog lovers there is a park directly outside the back gate.

Designed for easy living, and low maintenance this single level duplex has no body corp fees and features Solar panels and rainwater tanks.

**FEATURES**

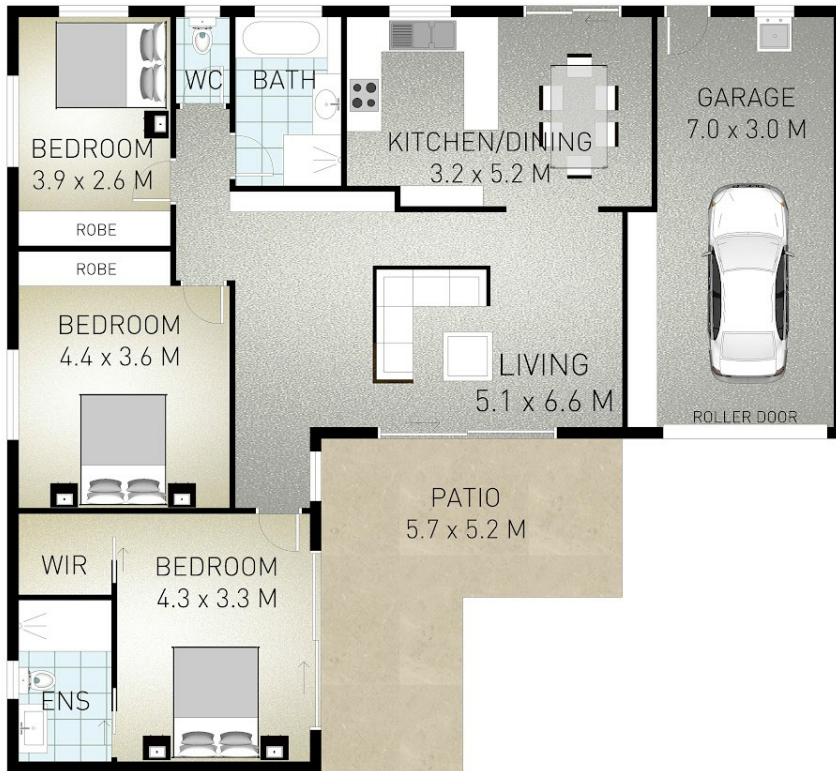
- Private fully fenced Pet friendly rear Yard
- Master Bedroom with ensuite and walk-in robe
- Lock up garage/Storage area/workshop/ laundry
- Extra off st parking space
- Renovated Kitchen/ Dining area
- Front deck BBQ/entertaining area with sliding doors to living room

**PRICE:**  
\$823,000

**OPEN FOR INSPECTION:**  
N/A



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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.

3 2 1  
Internal: 120 m<sup>2</sup> | External: 22 m<sup>2</sup> | Total: 142 m<sup>2</sup>

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.