



# FOR SALE

## ESCAPE TO LUXURY LIVING IN CABARITA BEACH/ BOGANGAR

3 BED | 2 BATH | 5 CAR

1/22 Mimosa Avenue, Bogangar, NSW, 2488

Welcome to this family sized architecturally designed duplex/semi-detached in the beautiful seaside town of Cabarita Beach, Bogangar. Ideally located in Mimosa Avenue, one of the most desirable streets in Cabarita beach/ Bogangar, with its private, peaceful tree lined feel, situated a short walk to the beach and shops, perfect for Surfers and beach lovers.

The property is set on an expansive 244 m2 floor space over 2 levels, offering 3 bedrooms, 2 ensuites, and a spacious 2 car garage with extra height for the 4WD and storage/laundry space.

Featuring upstairs/ downstairs dual living options with plenty of room for the family and guests.

As soon as you step inside, you'll be wowed by the stylish Local Hardwood floorboards. The fully equipped kitchen is sure to impress the aspiring chef in you. An airy rumpus room is the perfect place to relax and unwind after a long day. You'll also find the convenience of split system airconditioning, reverse cycle aircon and split system heating to ensure you're comfortable year-round.

The property also oozes with outdoor entertainment possibilities. Enjoy a BBQ or dinner outside on the balcony or deck, while taking in the serene atmosphere of the fully fenced grounds.

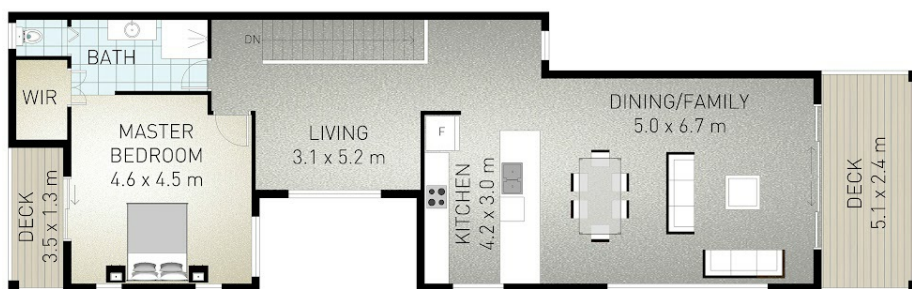
PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A

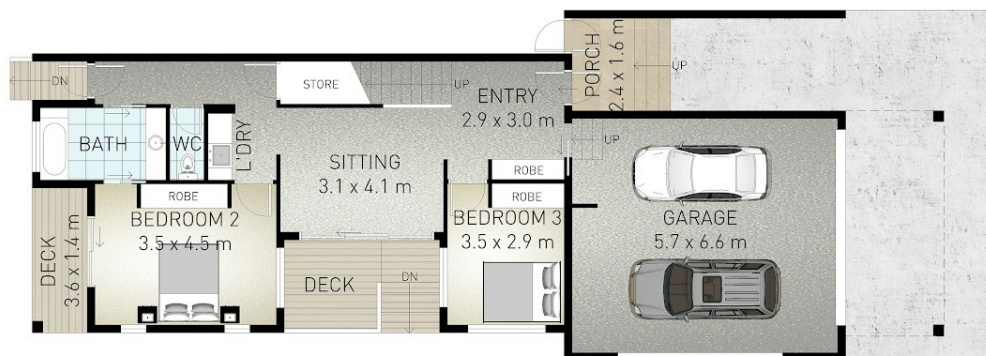


**Nolan Angell**  
**0419659176**  
nolan@angellrealestate.com.au





FIRST FLOOR



GROUND FLOOR



**PROPERTYSHOT**  
www.pshot.com.au / 0498 849 910

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    
  2  
 Internal: 209 m<sup>2</sup> | External: 34 m<sup>2</sup> | Total: 243 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.