







Sold

PRIME LOCATION FAMILY SIZE PRIVATE REAR DUPLEX

3 BED | 2 BATH | 1 CAR

1/3 Poinciana Avenue, Bogangar, NSW, 2488
Set on the coastal end of Poinciana ave, set in the "golden Triangle" area of Cabarita, a short walk to the idyllic beaches surrounding the Australian surfing reserve of Norries Headland at Cabarita Beach. For dog lovers there is a spacious fully fenced yard and the off leash dog beach on the south side of the headland is an easy stroll away.

With no body corp fees and low maintenance living, this property is ideal for expanding families, down-sizers, investors or those looking to enter the Cabarita Beach/Bogangar property market.

This private rear duplex is set away from the road and is separated by garages from the front duplex.
As you enter the property, you will be greeted by a spacious open-plan living and dining area, perfect for entertaining friends and family. The natural light will immediately make you feel at peace and at home.

The kitchen features sleek countertops, gas cooktop, dishwasher, ample storage space, and modern appliances. Cooking will become a joy in this functional space. The kitchen looks out onto the yard, which is the perfect spot for a morning coffee, alfresco dining or BBQ.

PRICE:
$1,180,000

OPEN FOR INSPECTION:
N/A



Nolan Angell
0419659176
nolan@angellrealestate.com.au

angellrealestate.com.au

1/3 Poinciana Avenue, Bogangar

ANGELL REAL ESTATE



PROPERTYSHOT
www.psphoto.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 | 1

Internal: 125 m² | External: 13 m² | Total: 138 m²

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.