



# FOR LEASE

## FAMILY SIZE PRIVATE REAR DUPLEX, EASY WALK TO THE BEACH AND SHOPS

3 BED | 2 BATH | 1 CAR

1/3 Poinciana Avenue, Bogangar, NSW, 2488

-Pet friendly Fully fenced yard.

-Set on the coastal end of Poinciana ave, a short walk to the idyllic beaches surrounding the Australian surfing reserve of Norries Headland at Cabarita Beach. For dog lovers, the off leash dog beach on the south side of the headland is an easy stroll away.

This private rear duplex is set away from the road and is separated by garages from the front duplex.

The property boasts 3 generous bedrooms, with built-in wardrobes, providing plenty of storage space. The master enjoys air-conditioning, an ensuite and a sliding door that opens to the yard.

The main bathroom is complete with a large shower, bathtub,

Step outside into your own tranquil courtyard that is perfect for relaxing, unwinding and taking in the sea breezes . The fully fenced yard provides a safe and secure space for children and pets to play, giving you peace of mind. You also have the added bonus of a secure parking spot, ensuring your vehicle is always protected.

PRICE:  
\$800 per week

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: 125 m<sup>2</sup> | External: 13 m<sup>2</sup> | Total: 138 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.