



3E/17-31 Sunnyside Avenue Caringbah, NSW



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## Prime Location

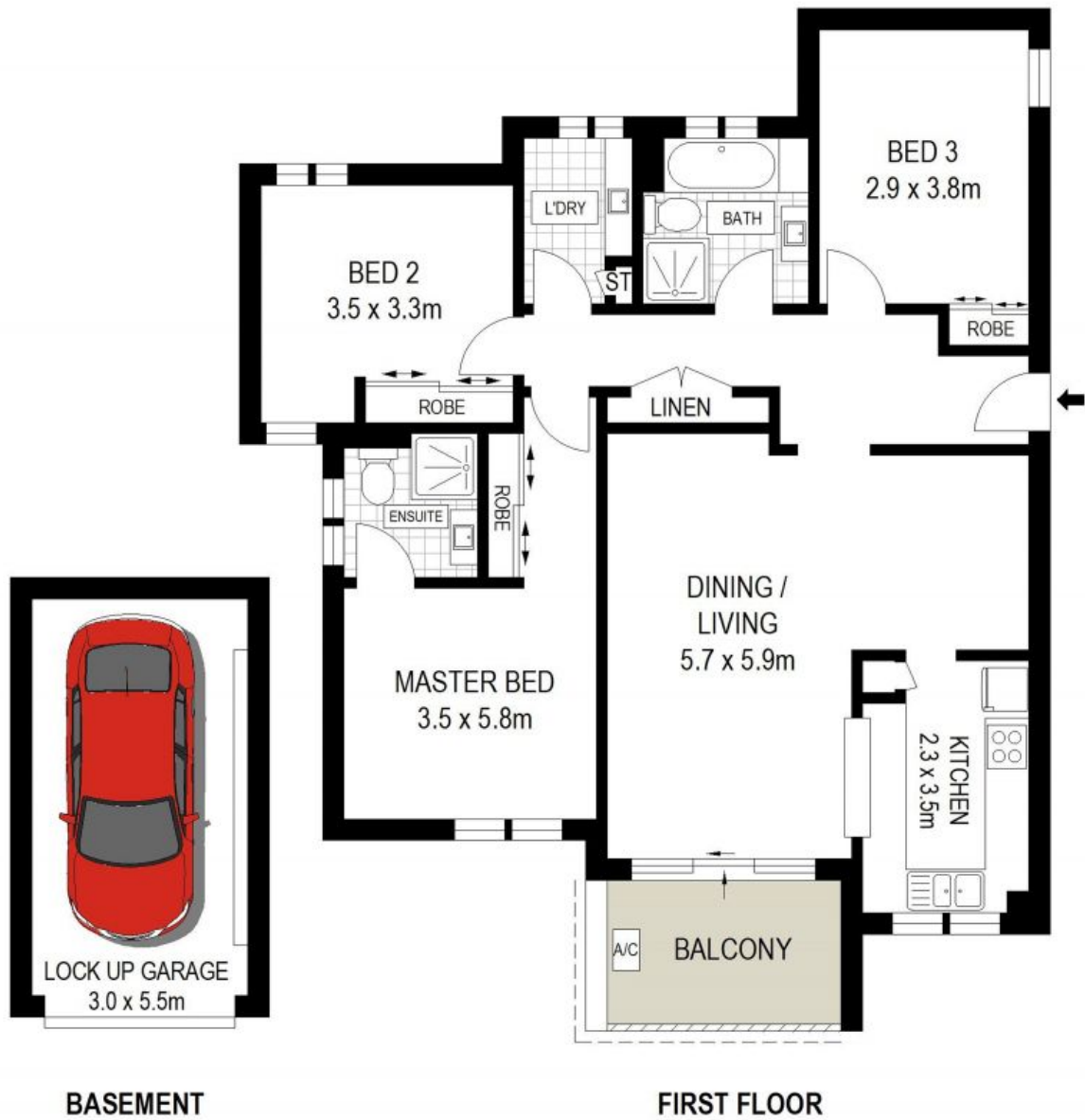
- Open-plan living and dining areas flowing out onto a spacious, sun-filled balcony
- Well-equipped kitchen including stainless steel appliances and ample storage
- Main bedroom with a convenient ensuite and mirrored built-in wardrobes
- Two additional, generously sized bedrooms fit with mirrored built-in wardrobes
- Contemporary bathroom with a modern vanity and a separate bath and shower
- Linen cupboard and an internal, tiled laundry providing generous storage space
- Air conditioning, freshly painted and new floating floorboards throughout
- Single lock up garage with storage cage, a sparkling inground pool and sauna
- Close to Caringbah train station, great schools, Sunnyside park and many local amenities...

**Price:** \$634500

**Council Rates:** \$267.00 p/q

**Water Rates:** \$175.00 p/q

**Strata Rates:** \$948.92 p/q



ADDRESS:  
3E / 17-31 Sunnyside Avenue, CARINGBAH

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