



1 Balfour Avenue Caringbah, NSW



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## Family Entertainer

- 5-year-old Wisdom home with 2 years of builder's warranty remaining
- Large, inviting foyer leading to study and home theatre room
- Open and bright living and dining area flowing to undercover entertaining
- Chef's kitchen boasting 900mm Blanco gas cooking, and butler's pantry
- Outdoor entertaining includes ModWood deck, level yard and cubby house
- Secure glass fencing surrounding a sparkling in-ground, solar heated pool
- Four bedrooms upstairs, master with ensuite and spacious walk-in robe
- Three full bathrooms, 9 foot ceilings and ducted air throughout
- Double lock-up garage with internal access and back-to-base alarm

**Price:** \$1675000

**Council Rates:** \$550.00 p/q

**Water Rates:** \$220.00 p/q



SITE PLAN (NOT TO SCALE)



FIRST FLOOR



GROUND FLOOR

ADDRESS:  
**1 Balfour Avenue, Caringbah**

DISCLAIMER: THIS IS FOR ILLUSTRATIVE PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT CONSTITUTE PART OF ANY LEGAL DOCUMENTS.

