



5/199-201 Burraneer Bay Road Caringbah NSW

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### STUNNING BRAND NEW LUXURY VILLA - IDEAL ONE LEVEL LIVING WITH NO STEPS!

"Cambridge" is a luxury development comprising of architecturally designed 3 bedroom villas with very generous proportions.

Features include:-

- High ceilings & high level windows allow an abundance of natural light & privacy
- Oversized main bedroom with luxury en-suite and walk-in robe
- Designer kitchen with caesar-stone bench tops, gas cook tops and stainless steel appliances
- Large main bathroom with eye catching freestanding bath & frameless shower
- Australian hardwood floors providing a modern warm feel to the main living area
- Ducted air conditioning, gas heating, BBQ points & perfect sunny north facing aspect
- Servery windows opening out to the easy care paved

**Type** : Villa  
**Building Size:** 213 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/sutherland/caringbah/residential/villa/5755921>

#### Brookes Partners

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**GROUND FLOOR & SITE PLAN (NOT TO SCALE)**



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5/199 BURRANEER BAY ROAD

CARINGBAH