



4 Edgewood Crescent Cabarita, NSW



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## SOLD - Contemporary Family Home Of Substance And Style

Space, style and quality combine in this extra-large Torrens Title residence to make a fresh modern home in a great lifestyle community. Designed to provide a spacious and easycare living environment with lots of natural light and a private outdoor entertainment area, it offers excellent size and seclusion in a quiet position with its own street entrance. This is the very essence of a low maintenance lifestyle in a top location that's a short level stroll to Cabarita Park, the ferry wharf and the community's onsite resort facilities.

- Light filled design with separate formal and casual living areas
- Covered entertainment deck and grassed garden at the rear
- Modern kitchen with good storage and sleek European appliances
- Upper level bedrooms each have generous built-in wardrobes
- Upper level living space and two balconies with elevated outlooks
- Auto double garage with workshop, storage and internal access
- Ducted air-conditioning, alarm security and lots of storage
- Residents access to the community gym and swimming pool

**Price:** SOLD | Time Realty

**Council Rates:** \$424.00 p/q

**Water Rates:** \$179.00 p/q

**Strata Rates:** \$428.00 p/q

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**APPROXIMATE AREAS**

Internal	192 sqm
Garage	34 sqm
External	217 sqm
Total Land Size	336 sqm

**APPROXIMATE OUTGOINGS**

Council	\$424 pq
Water	\$179 pq
Community	\$428 pq



**TOP FLOOR**



**GROUND FLOOR**



**SITE PLAN**

Disclaimer: The dimensions in this document are reliable. However, we advise interested persons to make their own enquiries to avoid any inaccuracies.