



4/22-24 Regatta Road Canada Bay, NSW



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## SOLD - House Proportions

Perfectly positioned is this bright and spacious 3 bedroom townhouse style villa. The ground floor offers a huge open plan living area, main bedroom with ensuite, modern kitchen with stone bench tops, internal laundry and powder room, and ducted air conditioning throughout.

The living area flows effortlessly out to a large North Facing tiled courtyard with grassed area, just perfect for outdoor living and entertaining. On the upper level you will find two spacious bedrooms all with built-in wardrobes, large bathroom with access to both bedrooms and a second living area or study.

You will be impressed by the convenience of large double lock-up garage with direct internal access and plenty of room for storage. Located in a boutique block of only 8 townhouses with everything at your doorstep including local shops, cafes, schools, parks and public transport. This home will definitely not fail to impress!

- Spacious 3 bed, 2.5 bath solid full brick townhouse
- North Facing with large living area plus study area
- Modern kitchen, stone bench tops, huge courtyard
- Built-ins, ensuite in master, ducted air conditioning
- DLUG, close to shops, transport, parks and the bay

**Price:** SOLD  
**Council Rates:** \$266.00 p/q  
**Water Rates:** \$178.00 p/q  
**Strata Rates:** \$794.09 p/q

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