



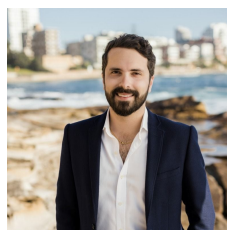
34 Crammond Boulevard Caringbah NSW

3 1 1

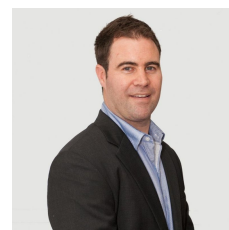
Centrally & conveniently located in North Caringbah, this lovingly maintained family home hits the market for the first time in almost 40 years. Offering a fantastic opportunity for a growing family seeking a family home on a great size block. Renovate the existing home or redevelop (STCA) this near level (approx.) 640 sqm parcel of land.

- Single level, three bedroom family home
- Large, impeccably maintained, sunny backyard
- Generously proportioned with multiple living/dining options
- Neat & tidy kitchen, updated bathroom
- Huge single garage, doubles as rumpus room
- Ideal site for Dual occupancy development (STCA)
- 645 sqm block (approx.) with gentle slope to street
- 15.24m frontage (approx.), R2 zoning
- 0.55:1 floor space ratio, maximum 8.5m building height

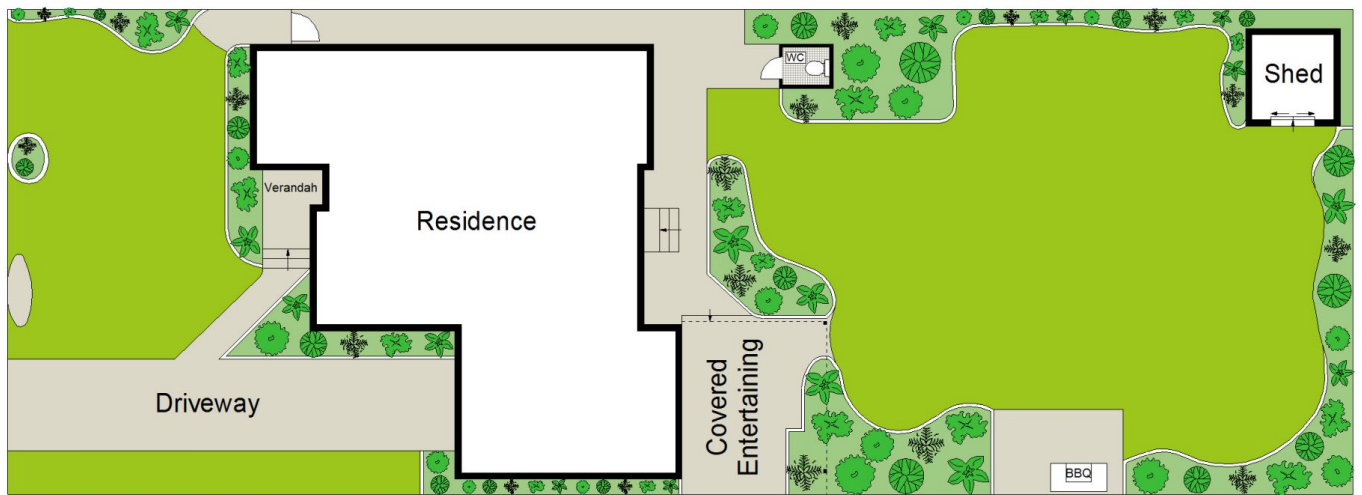
Price : \$ 1,300,000
Land Size : 645 sqm
View : <https://www.cronullarealestate.com.au/sale/nsw/sutherland/caringbah/residential/house/5732405>



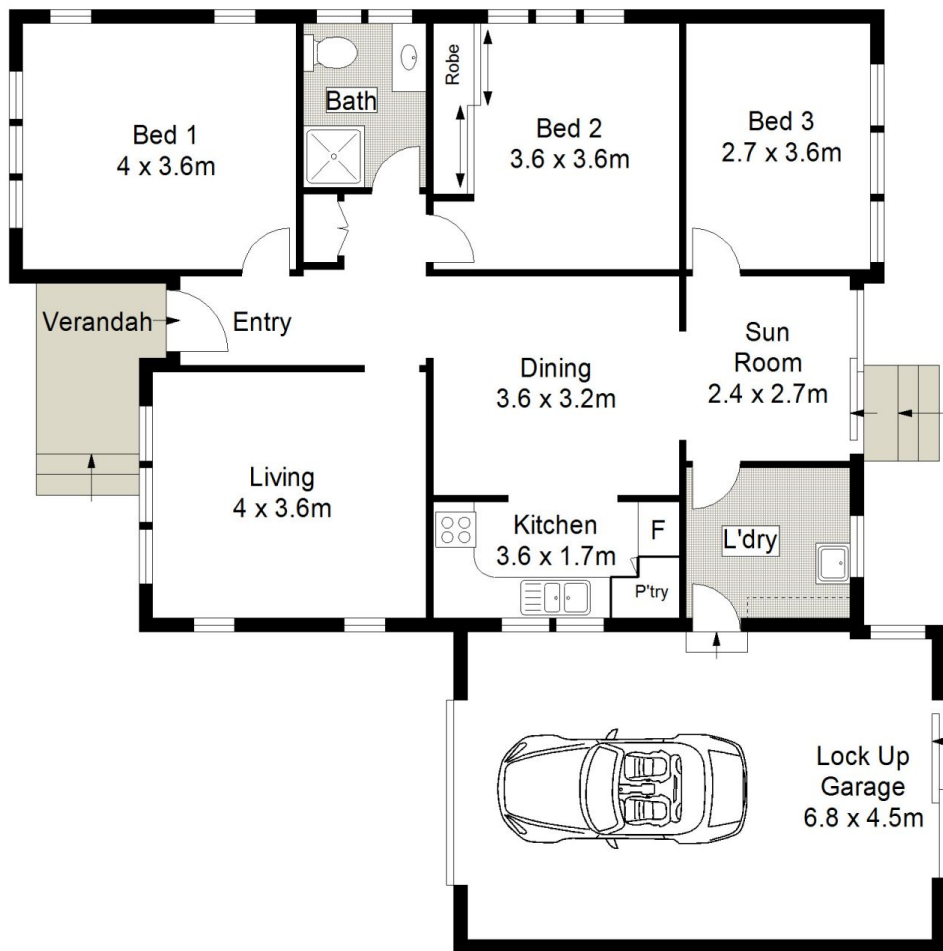
CoreY Bell
02 9523 9422



David Kennedy
0414 399 444



SITE PLAN (NOT TO SCALE)



GROUND FLOOR

0 1 2 3 4 5
SCALE IN METERS.

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

