



### 39 Smarts Crescent Burraneer NSW

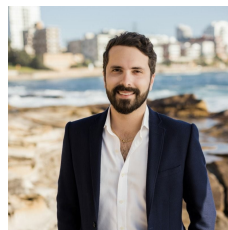
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An exciting opportunity presents to secure this charming single level home, offering timeless elegance in a quiet leafy setting. Set in one of Burraneer's most prestigious streets and well suited for an array of home buyers that are looking to rebuild and design their dream home or developers alike.

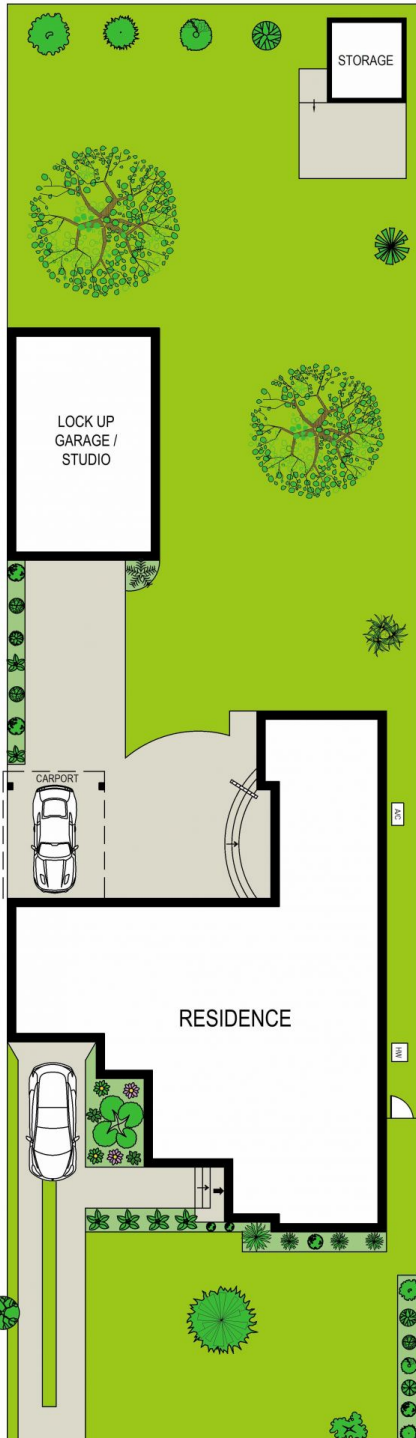
**Price** : \$ 2,700,000  
**Land Size** : 796.7 sqm  
**View** : <https://www.cronullarealestate.com.au/sale/nsw/sutherland/burraneer/residential/house/7443545>

? Immaculate brick residence with light filled versatile floorplan

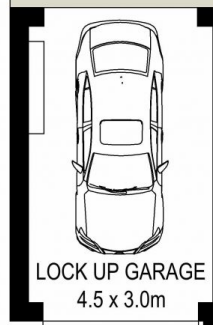
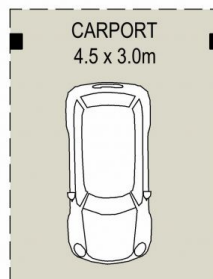
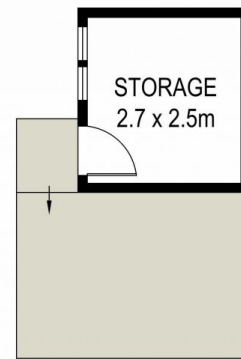
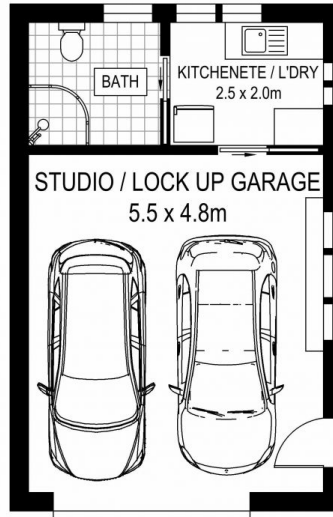
- Formal lounge and dining with additional family room/rumpus
- Neat and tidy kitchen and immaculately maintained original bathroom
- Three generously proportioned bedrooms with built in robes
- Impeccably maintained sun drenched North facing yard
- Split system air conditioner (x2), Internal laundry with



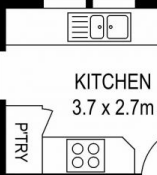
**Corey Bell**  
02 9523 9422



**SITE PLAN  
(NOT TO SCALE)**



**DINING /  
LIVING**  
5.8 x 5.6m



**FAMILY**  
6.5 x 4.0m

**STORAGE**

**WC**

**L'DRY**

**BED 2**  
3.5 x 2.8m

**ROBE**

**STORAGE**

**BATH**

**ROBE**

**ROBE**

**BED 1**  
3.8 x 3.5m

**BED 3**  
3.0 x 3.0m

**ROBE**

**GROUND FLOOR**



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

**39 Smarts Crescent, Burraneer**