



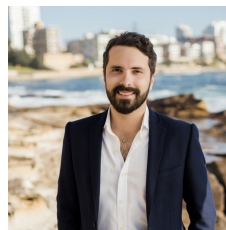
### 31 First Avenue Gymea Bay NSW

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A quiet family-friendly setting, generous proportions and light filled interiors combine for readymade comfort in this simply delightful single level home. A peaceful and convenient location and a low maintenance lifestyle make it perfect for young families and downsizers alike.

- Delightful single level home on 346.7 sqm block (Approx.)
- Lounge room opens onto front porch, separate dining area
- Bi-fold doors flow to the covered alfresco entertaining; Doubles as tandem undercover parking
- Secure and child-friendly manicured front yard
- Stone island kitchen features integrated gas appliances
- All three bedrooms include built-in robes
- Modern master bathroom plus second shower and w/c in laundry
- High ceiling, timber flooring, gas heating, ample storage

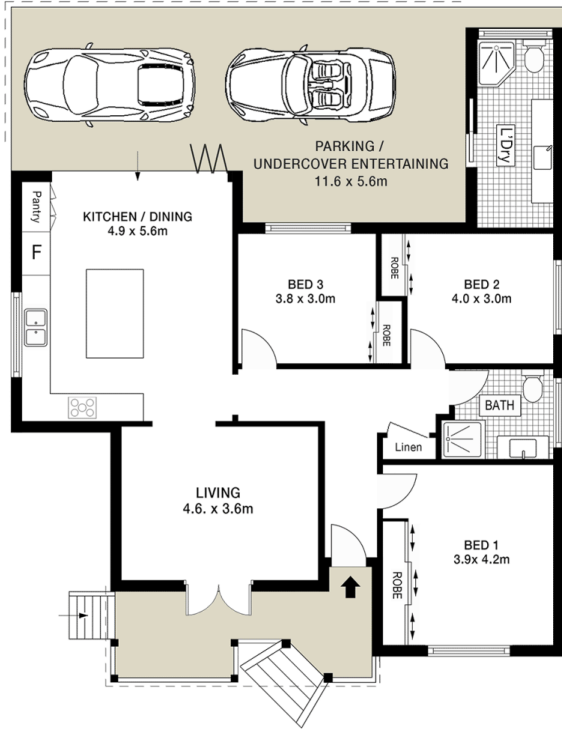
**Price** : \$ 1,430,000  
**Land Size** : 346.7 sqm  
**View** : <https://www.cronullarealestate.com.au/sale/nsw/sutherland/gymea-bay/residential/house/7876399>



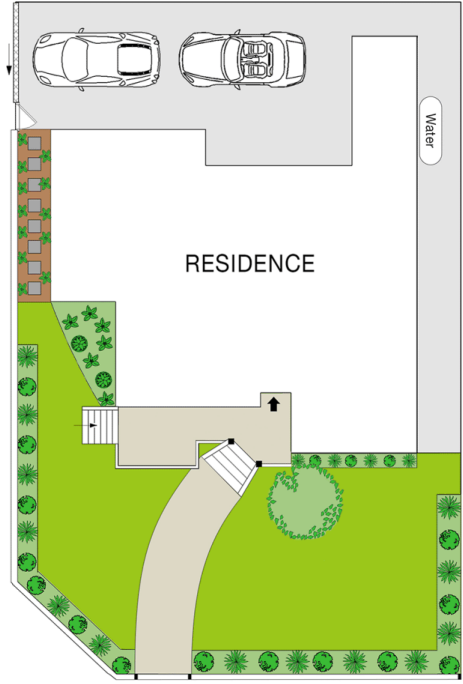
**Corey Bell**  
02 9523 9422



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SITE PLAN (NOT TO SCALE)



31 First Avenue, Gymea Bay



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.