



135 Bestic Street KYEEMAGH, NSW 3 2 2

**Under Instructions from NSW Trustee & Guardian**

A five-minute walk from the tranquil waters of Botany Bay, this updated home puts beachside living within reach.

The hub of the home is a fresh white kitchen, linking an L-shaped lounge and dining space to an additional living area. Original features and polished timber floorboards throughout provide a warm, cosy ambience. A flat, grassed yard with covered alfresco dining area is ideal for barbecues, and a double garage with driveway provides plenty of off-street parking.

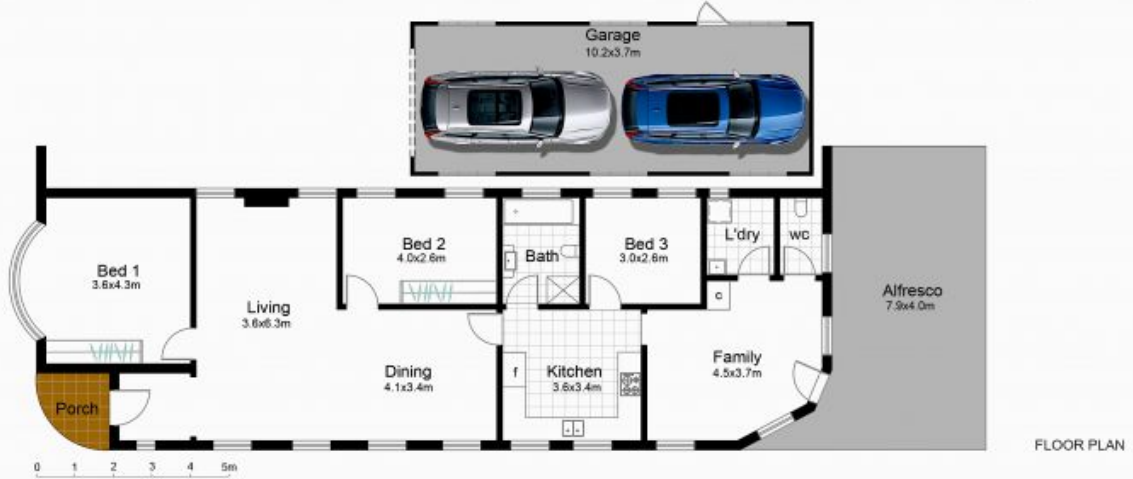
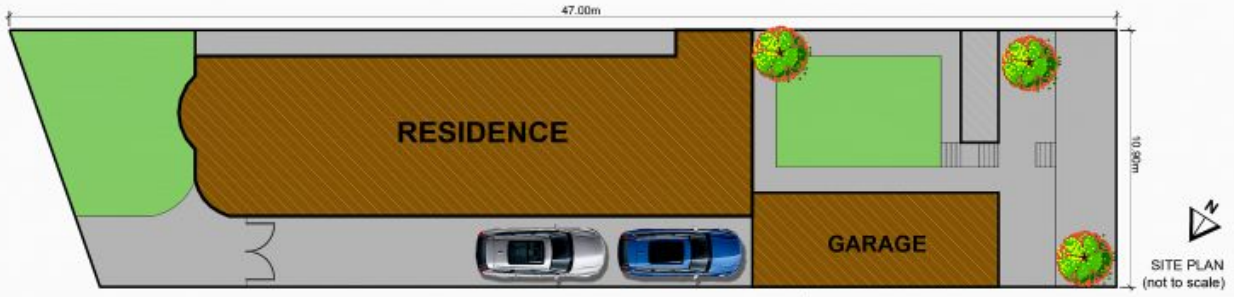
Tucked away at the northern end of Lady Robinsons Beach, the quiet, close-knit community of Kyeemagh is one of Sydneys best-kept secrets. It is close to cafes and restaurants, and offers direct access to the M5, with the city 15 minutes away.

- Features:
- Three bedrooms, two with built-in wardrobes
  - Main bathroom with separate bath and shower; additional toilet
  - Character features including polished timber floorboards, bay window and picture rails
  - Large, modern kitchen with stainless-steel appliances
  - Driveway with access to yard and tandem lock-up garage
  - Approximately 460 square meters...

**Price:** AUCTION THIS SATURDAY 27/05/17  
1.30PM ON-SITE



**Sam Abbas**  
0406 750 075



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

ADDRESS:

**135 BESTIC STREET, KYEEMAGH**

FLOORPLAN BY [www.sosphotography.com.au](http://www.sosphotography.com.au)