



40 Brooke Street Yarrawarra, NSW 5 2 2

### Idyllic Living

Exceptionally located in one of Yarrawarra's finest tree-line streets opposite Dobell Road Oval, this two storey residence provides an idyllic family sanctuary of peace, privacy and tranquillity. Cleverly designed to cater to families of all ages, it features a flexible layout with fresh neutral decor and a large rear alfresco entertaining area.

**Price:** Contact agent  
**Council Rates:** \$456.54 p/q  
**Water Rates:** \$307.00 p/q



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40 Brooke Street  
Yarrawarrah



Site Plan



Ground Floor



First Floor



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.