



56 Urana Road Yarrawarrah, NSW



### Immaculate family home in private bushland enclave

Peacefully set amid native bushland and beautifully manicured gardens, this private family home promises a relaxing indoor/outdoor lifestyle. It has been impeccably maintained by the same owner for over 40 years and is the perfect choice for families seeking a turnkey opportunity in a great location. Set on a 841.1sqm block, the home is a walk from Yarrawarrah Public School, buses and IGA Xpress.

**Price:** \$1,582,000  
**Council Rates:** \$386.00 p/q  
**Water Rates:** \$156.00 p/q



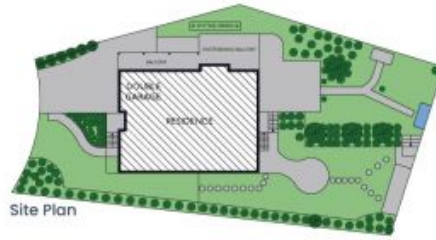
**Rhys Christofa**

0415 684 877



**Ezra Malolo**

0401 490 024



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.

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Yarrowarra



Ground Floor



First Floor



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.