



45 Katoomba Avenue San Remo, NSW

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### Family Living

Are you in search of a family residence with ample space and storage? Look no more! This charming brick and tile property fulfills all the prerequisites. It boasts four bedrooms with built-in wardrobes and a walk-in robe in the master suite. The spacious main bedroom also features a contemporary ensuite.

The kitchen offers abundant storage options and includes a dishwasher. Stay comfortable year-round with the reverse cycle air conditioning system. The property includes separate lounge and dining areas, as well as a modern main bathroom. Enjoy outdoor gatherings in the covered entertaining area. Additional storage can be found in the laundry.

The property includes a single lock-up garage with internal access and a carport. Take advantage of the fully fenced rear yard and garden shed.

**Price:** \$765,000



**Abdullah Choudhari**

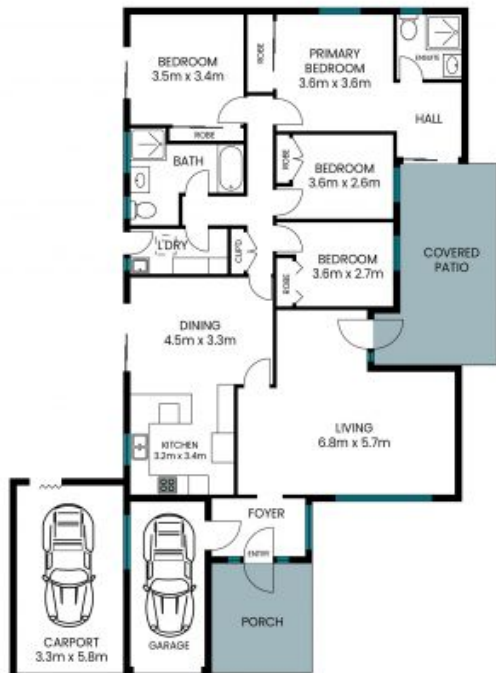
0468 645 844



**Jacob Scarcella**

0401 832 246

# 45 Katoomba Avenue San Remo



Site Plan

Internal Area: 142 sqm  
External Area: 32 sqm  
Garage Area: 13 sqm  
Carport Area: 18 sqm  
Total Area: 206 sqm

PLEASE NOTE: These Floor and Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy, sizes and dimensions are approximate, actual may vary.