



3/49a Mutch Avenue Kyeemagh, NSW 3 2 2

### Chic Torrens titled home delivers a carefree lifestyle

Easy modern living in Kyeemagh doesn't get any better than in this impressively proportioned Torrens titled duplex that sits in a prime outer city location, just a couple of blocks back from sandy beaches and bayside parks. Offering a fresh and stylish lifestyle for those seeking quality and convenience, it makes a substantial home of low-maintenance appeal, and will be very attractive to downsizers, young families, entertainers and investors. It's also well-positioned close to Kyeemagh Public School, the boat ramp, Bestic Caf?, the Cooks River bike path and minutes' walk from the new Barton Park Recreational Precinct.

Price: **SOLD \$1,575,000** | Shaun Ramani



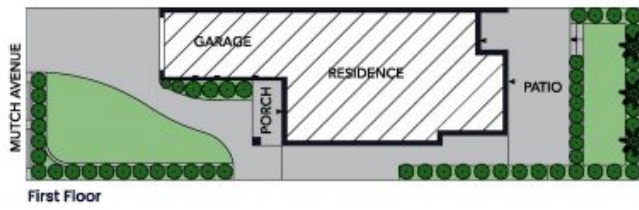
**Shaun Ramani**  
0417 444 919



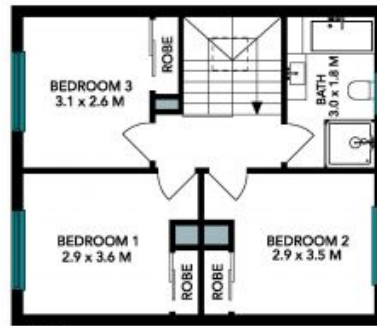
**Ray Fadel**  
0413 177 739

3/49A Mutch Avenue  
Kyeemagh

STONE



First Floor



First Floor



Ground 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.

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First Floor



Ground 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.