



2/40 Burns Road Ourimbah, NSW      2      1      1

**Sold by Team Milson!**

You'll be instantly impressed by the quality and charm of this beautifully presented home, perfectly positioned in a sought-after, ultra-convenient pocket of Ourimbah. Offering light-filled open plan living that flows seamlessly to a covered alfresco area and a sun-drenched, low-maintenance backyard ? this property is ideal for relaxed entertaining and effortless living.

**Price:** \$685,000  
**Council Rates:** \$292.40 p/q  
**Water Rates:** \$244.56 p/q  
**Strata Rates:** \$533.33 p/q



**Brian Milson**  
0411 381 220



**Joey Lewis**  
0411 803 708

2/40 Burns Road  
OURIMBAH



INTERNAL: 74sqm  
EXTERNAL: 27sqm

PLEASE NOTE: These Floorplan + 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.

