



47 Circulo Drive Copacabana, NSW

4 2 2

### Unique entertainer with views and pool

This highly versatile property that wonderful trifecta of treats ? ocean views, pool and an easily managed, 8-10 minute walk to the beach.

**Price:** Guide \$1.75M  
**Council Rates:** \$3,183.94/year (approx)  
**Water Rates:** \$1,185.08/year (approx)



**Andrew Thomson**

0405 103 077



**Samantha Washington**

0401 785 592



Ground Level

Upper Level

Site Plan

**Total Living Area:** 445 sqm

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.

