



3/37 The Avenue Corrimal, NSW



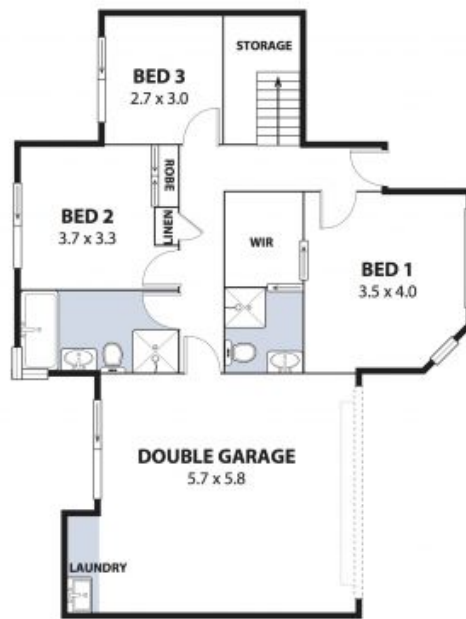
## Panoramic Ocean Outlook

The design and quality of this exceptionally presented contemporary townhouse, complemented by the elevated ocean views right along the coast, will leave you breathless. Rarely do properties of this calibre catering for all of your requirements become available. The residence is thoughtfully designed with a reverse floor-plan, so that the open plan living space captures the amazing ocean views. Located in a small, quiet and well-maintained complex only moments from the convenience of Corrimal CBD, enjoy peaceful living at its finest. Features include:

- Stunning hardwood floors throughout the living areas.
- 3 ground floor bedrooms, master with ensuite and walk in wardrobe.
- Additional home office / family study space.
- Multiple outdoor living spaces, with wrap around entertaining balcony off the living area plus additional sunny courtyard on the ground floor.
- Exquisite galley-style chef's kitchen with quality appliances and ample storage.
- Double lock up garage with internal access.

**Price:** \$635,000  
**Council Rates:** \$348.00 p/q  
**Water Rates:** \$178.00 p/q  
**Strata Rates:** \$360.00 p/q

**Adam McMahon**



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