

8B Hyndman Parade Woolooware, NSW



### Impeccably designed and finished

Set over two luxury levels, this near new, Torrens titled duplex offers an enviable lifestyle, conveniently positioned a short distance to Burraneer Bay and Cronulla's beaches, nightlife, restaurants and cafes.

- Four spacious bedrooms with built-ins, master has walk-in-robe and ensuite
- Raised ceilings, highlight windows and skylights flood living spaces with natural light
- Designer kitchen boasts marble benchtops, Bosch appliances and ample storage
- Ducted air-conditioning, security alarm, intercom and data points throughout
- Level yard, built-in barbeque area and previous DA approval for a pool
- Flexible layout with downstairs bedroom or second living space and powder room
- Remote lock-up garage plus additional storage and off-street parking
- Burraneer Bay Public School catchment, near to sporting fields and transport.

**Price:** Contact agent

**Council Rates:** \$418.40 p/q

**Water Rates:** \$167.00 p/q

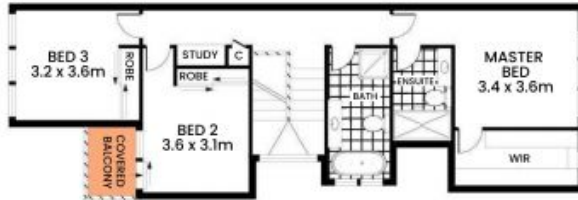


**Will Soulos**

0403 065 608



SITE PLAN  
(NOT TO SCALE)



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.