

3/8 Bonnie View Street Gymea, NSW

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### Low-maintenance living in a premium location

The perfect opportunity for downsizers, couples, or first home buyers, this single level villa is nestled at the rear of a peaceful complex of three. Boasting lots of natural light, it features an open plan living, dining and kitchen that leads effortlessly to a low-maintenance and private courtyard. Situated in sought-after, premium location within walking distance from Gymea train station, cafes and shops.

- Open plan sunlit living, dining and kitchen, ceiling fan, split system air-con
- Modern gas kitchen with lots of storage, dishwasher and picturesque views
- Three good-sized bedrooms, two with built-in wardrobes, main with ensuite
- Neutral main bathroom with bathtub, separate internal laundry, ideal layout
- Low-maintenance courtyard with entertaining patio and level grassed area
- Single garage with backyard access, solar panelled hybrid hot water system
- Peaceful location, well suited to downsizers, couples, or first home buyers
- Less than ten minutes walk to Gymea Village shops, cafes and train station

**Price:** \$1,306,000  
**Council Rates:** \$367.00 p/q  
**Water Rates:** \$171.00 p/q  
**Strata Rates:** \$989.00 p/q



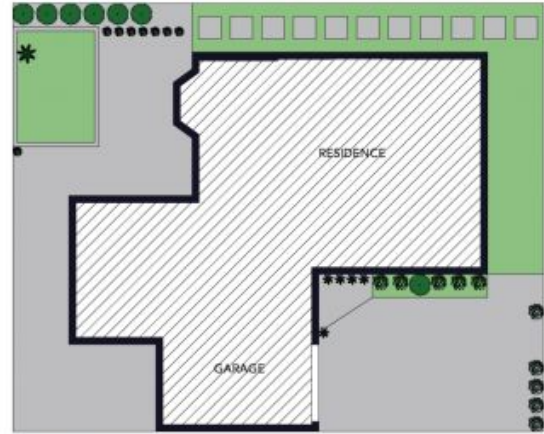
**Rhys Christofa**

0415 684 877



**Karan Bambacas**

0450 540 857



Site Plan



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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