



**4/40 Manchester Road GYMEA NSW**

**3** **2** **2**

Positioned in a sought after location, an easy level walk to Gymea Shopping Centre, this spacious and light-filled open plan townhouse, offers a convenient 'walk-to-everything' lifestyle. No common wall plus a private courtyard and a huge side by side lock garage with internal access. Ideal for those upgrading from a unit, young families, or downsizing from a house, this home is well presented yet offers excellent potential to enhance to add further value to the property.

Open plan living areas with new tiles which flow to paved low maintenance courtyard with a good mix of undercover and grassed areas

Generous kitchen with ample storage space

Spacious three-bedrooms, built-in wardrobe, master with ensuite and Walk in robe

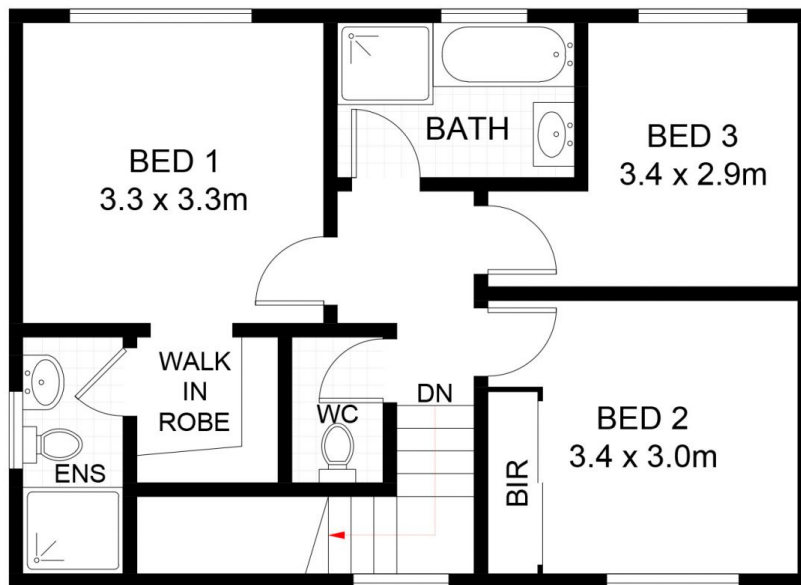
Large lock-up garage with internal entry and room for

**Price** : \$ 1,025,000

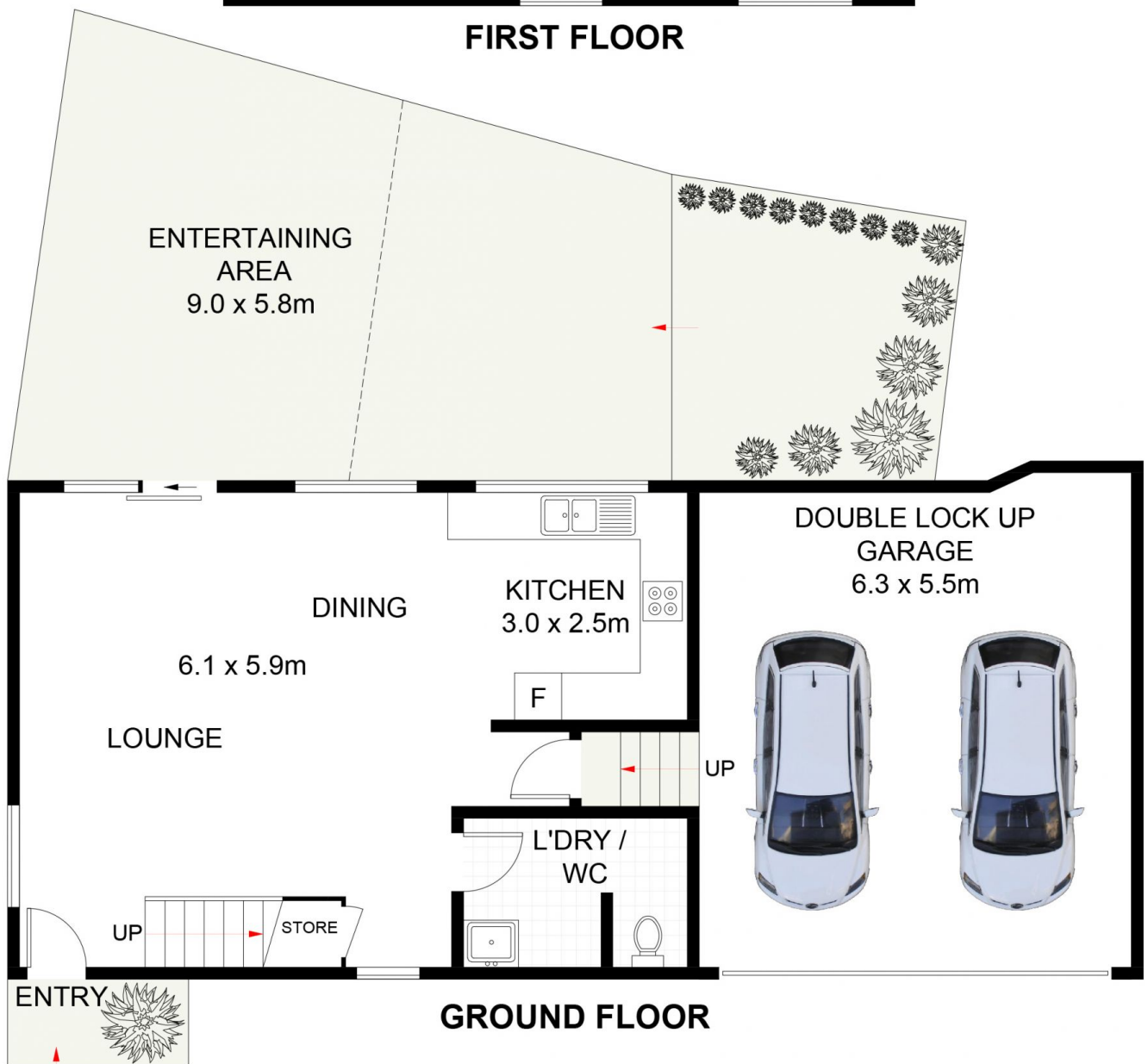
**View** : <https://www.crippsandcripps.com.au/sale/nsw/sutherland/gymea/residential/townhouse/7445899>



**Jason Hawes**  
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**FIRST FLOOR**



**GROUND FLOOR**



**4/40 Manchester Road, Gymea**

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Some images may contain digital furniture.