



### 13 Arcadia Avenue GYMEA BAY NSW

3 2 1

Full of light and space, Villa Maria is a charming Cape Cod style home boasting separate casual and formal living areas accompanied by a private north facing garden retreat. Set on a level 663sqm parcel of land, in one of GyMEA Bays premier streets, this immaculate home is offered to the market for the first time in over fifty years!

Formal lounge, separate dining room with high ceilings  
Updated kitchen with breakfast bar, overlooks sunroom  
Three generous bedrooms all with big built in robes  
Master bathroom downstairs, second shower in laundry  
Deep rear gardens with sunny alfresco terrace and pergola  
Single garage with workshop space, off street parking

**Type** : House

**View** : <https://www.jreproperty.com.au/sale/nsw/sutherland-gyMEA-bay/residential/house/7488266>



**Luke Jeffree**  
02 9540 2222