



### 9A Greygum Place GYMEA BAY NSW

3 2 1

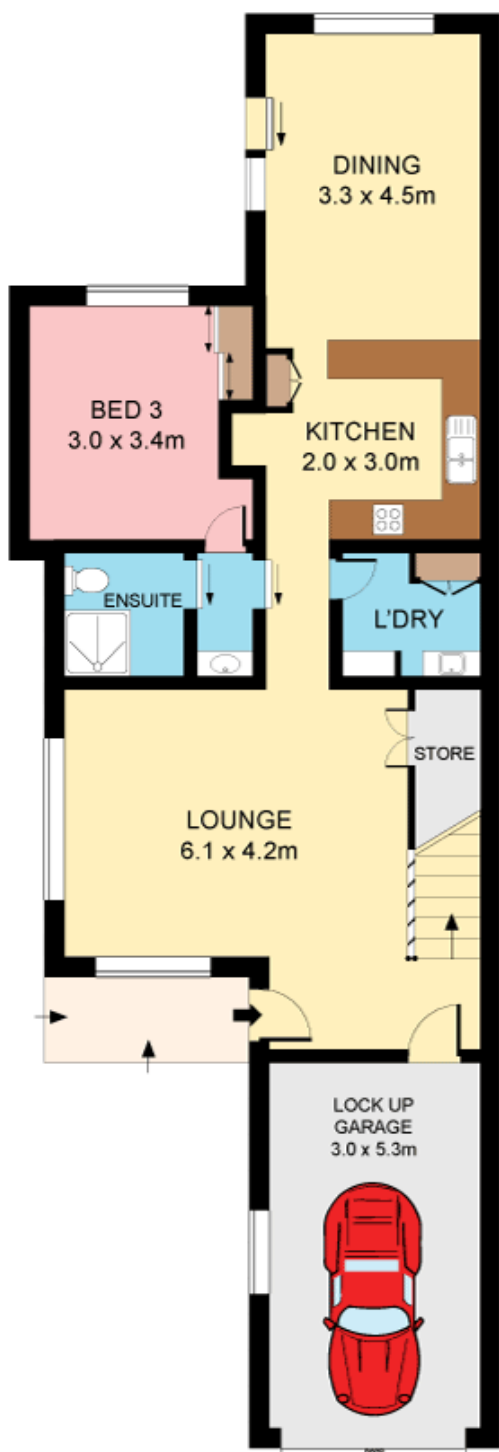
An exceptional house alternative, boasting no strata fees and just one adjoining wall this modern duplex promises ample space and easy care attributes. Quietly positioned in a peaceful no through road, it offers a practical dual level layout with a choice of light filled living areas, well proportioned bedrooms and a level pet and child friendly yard.

- Fresh interiors, spacious family living
- Large modern kitchen, breakfast bar
- Casual living/dining opens to terrace
- 3rd bed with 2 way bath on lower level
- Master bedroom boasts BIR & ensuite
- Internal LUG, Kirrawee High catchment

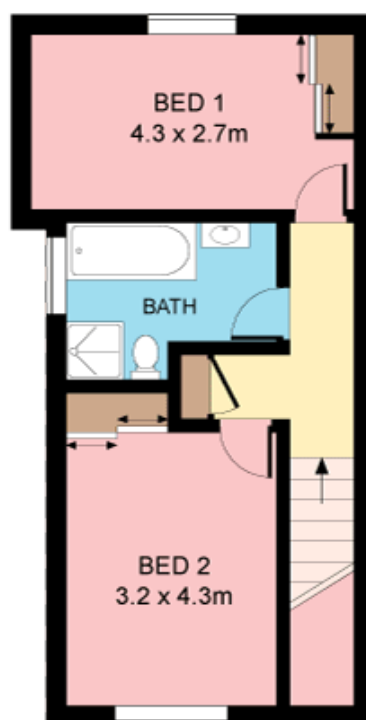
**Type** : Semi Detached  
**Land Size** : 278 sqm  
**View** : <https://www.jreproperty.com.au/sale/nsw/sutherland/gymea-bay/residential/semi-detached/7488442>



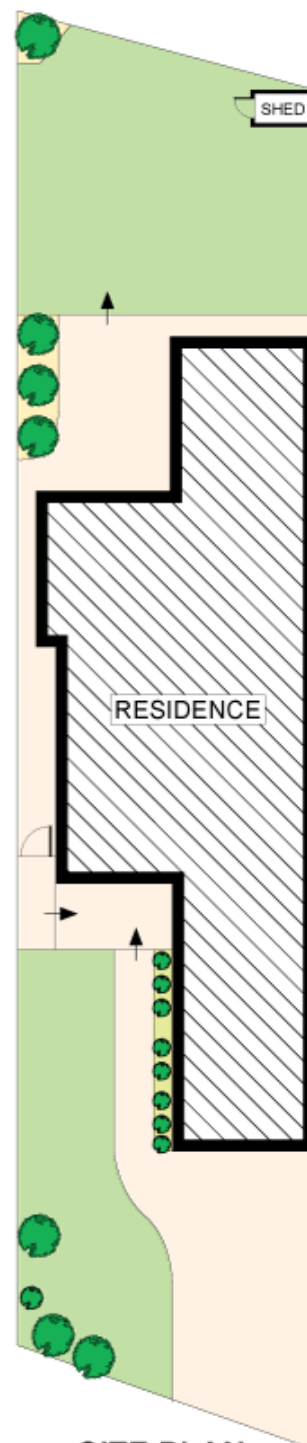
**Luke Jeffree**  
02 9540 2222



**GROUND FLOOR**



**FIRST FLOOR**



**SITE PLAN  
(NOT TO SCALE)**



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**9A GREYGUM PLACE**

**GYMEA BAY**