



**10 Linley Close Carlingford NSW**

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Positioned in the sought-after Kingsdene Estate and in a quiet cul-de-sac is this charming, single storey family home. Cherished by the current owners for 22 years and beautifully maintained, this elegant property has been tastefully updated to reflect modern living at its best.

**Price** : \$ 2,510,000  
**Land Size** : 974 sqm  
**View** : <https://www.theavenuerealestate.com.au/6926939>

**Featuring:**

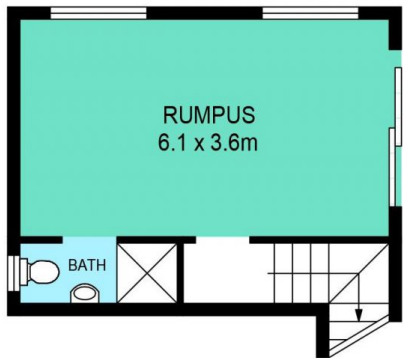
- Solid Timber kitchen with granite stone benchtops and splashback. Quality european appliances, generous cupboards and pantry offering great storage.
- Elegant formal lounge and adjoining dining room with wainscoting, fireplace and mantle and built in joinery
- Casual lounge room with sliding doors out to the undercover deck, enjoying a picture perfect view of the sparkling in ground swimming pool
- Lower ground floor rumpus room and bathroom offering more casual living or flexibility for a large guest bedroom,



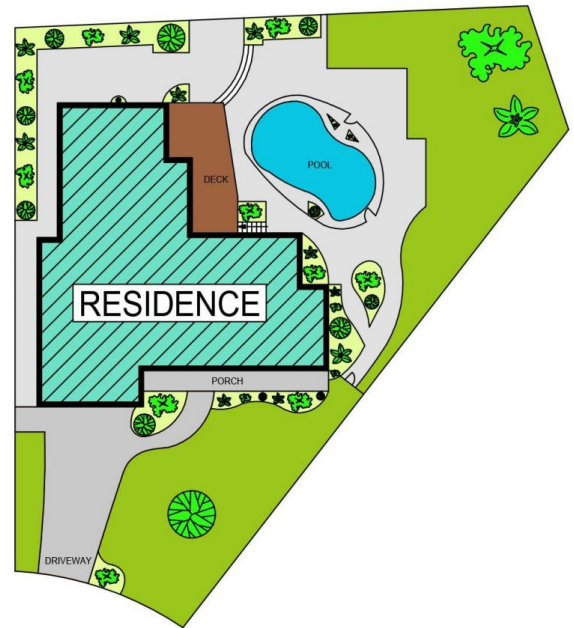
**Steve Cole**  
02 9634 3444



**Chris De Celis**  
02 9634 3444



LOWER GROUND FLOOR



SITE PLAN



GROUND FLOOR

## 10 LINLEY CLOSE, CARLINGFORD

**DISCLAIMER:**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

INTERNAL	201sqm
EXTERNAL	44sqm
GARAGE	34sqm