



## 14 Civic Avenue Caves Beach NSW

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Offered to market for the first time since its construction; and presenting like it did when new as well - this gem of a villa is sure to impress with its space, layout and location. From its north-facing courtyard, to its private rear access, there is absolutely so much on offer in this compact, low-maintenance package.

Inside, the home features two bedrooms, both with built-in robes, in close vicinity to the brilliant multi-function wet space with separate laundry, bathroom with a bath and walk-in shower, toilet and additional linen storage. Moving through the villa, you reach the north-facing living, dining and kitchen - so warm and cozy with its polished floors and abundant natural light - which opens onto the sizeable courtyard. Adding to your living space is a flexible sunroom that has both external access and a direct route into the single garage - making it an ideal space or so many things.

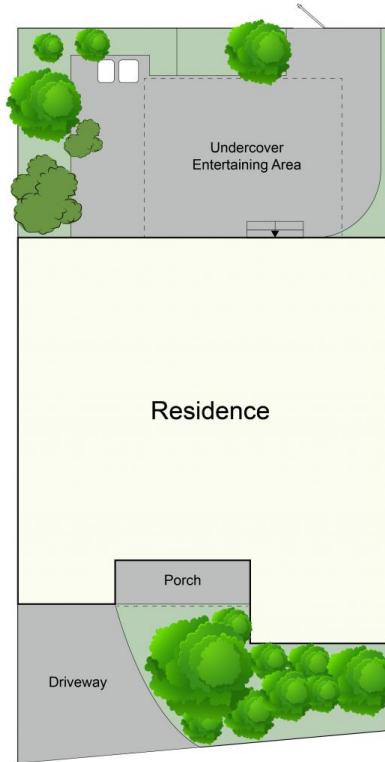
**Price** : \$ 717,000  
**Land Size** : 234 sqm  
**View** : <https://www.oneagencyeastlakes.com.au/7976467>



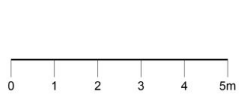
**Tony Rich**  
 02 4971 6000



GROUND LEVEL



SITE PLAN



14 Civic Avenue, Caves Beach