



## 40 Edinburgh Crescent WOOLLOOWARE NSW

3 2 5

This impressive 3-bedroom duplex offers an abundance of sunlight and spacious living across three levels. Perfectly positioned facing North in a peaceful, convenient setting, this home is just a short stroll from Woollooware station, local cafes, the Golf course, and a quick drive to Cronulla's stunning beaches.

**Type** : Semi Detached

**Price** : For Sale

**View** : <https://www.crippsandcripps.com.au/sale/nsw/sutherland/woolloomare/residential/semi-detached/8022256>

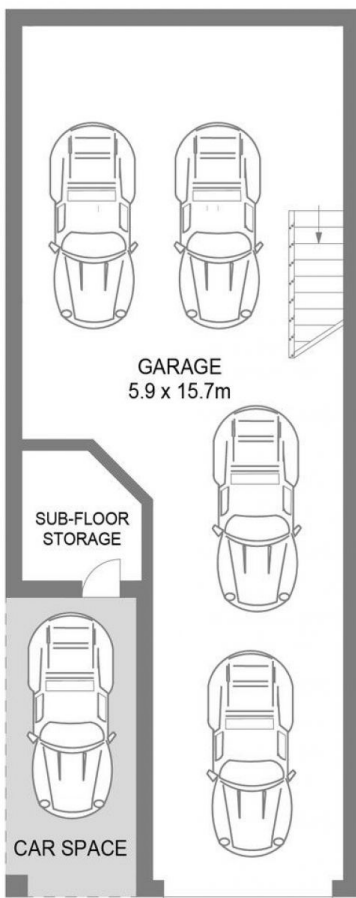
### Property Features:

**Spacious Living:** Open plan living and dining area with stylish tiled flooring  
**Modern Kitchen:** Contemporary kitchen opening onto a balcony, equipped with a dishwasher  
**Comfortable Bedrooms:** Main bedroom featuring a private balcony; built-in wardrobes in the main and second

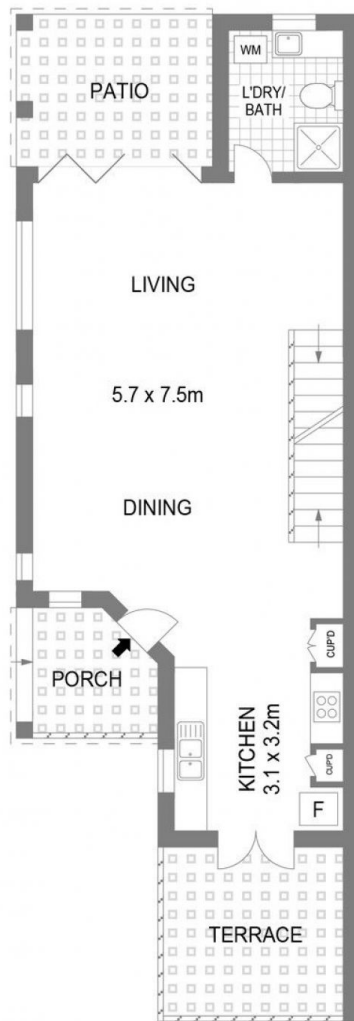


**Jason Hawes**  
02 9523 6511

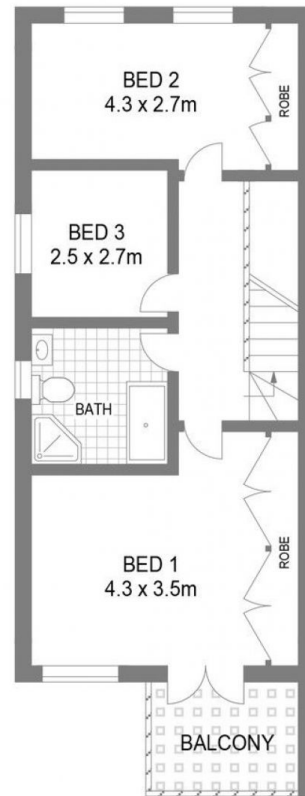
[For full version visit the website](https://www.crippsandcripps.com.au)



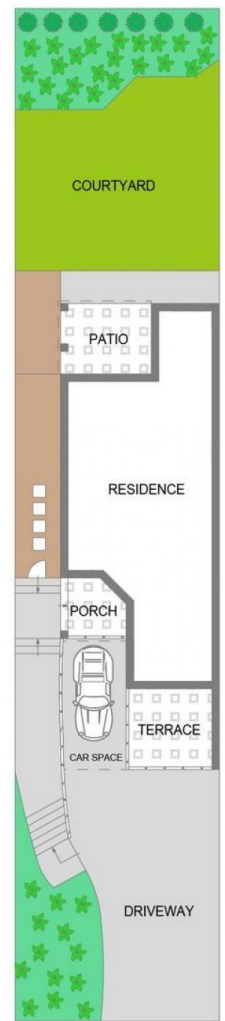
LOWER FLOOR



GROUND FLOOR



FIRST FLOOR



SITE PLAN  
(NOT TO SCALE)

## 40 Edinburgh Crescent

Woollooware

Scale in metres.  
Indicative only. all information contained herein is obtained from sources we believe to be accurate.  
We cannot guarantee it's accuracy. Interested persons should make their own enquiries.