



16 Beacon Hill Road BEACON HILL, NSW

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### Expansive home in a convenient locale

From an elevated vantage point, this residence captures sweeping ocean and district panoramas. Boasting a self-contained flat, this is a versatile opportunity to take advantage of an expansive family home. Move straight in or redesign into a contemporary retreat.

- Timber floors, large formal living area, dining room, study
- Vast upper level family room open to wraparound terrace
- Expansive paved courtyard and child-friendly lawns
- Spacious, functional kitchen fitted with gas appliances
- Both bedrooms on the upper level have ensuite bathrooms
- Freestanding, fully self-contained one bedroom studio
- Extensive underhouse storage or cellar with internal access
- Oversized lock-up garage plus additional parking space
- Easy ten minute walk to Warringah Mall and bus station
- Stroll to Brookvale Public School, oval, parks and reserves

**Price:**

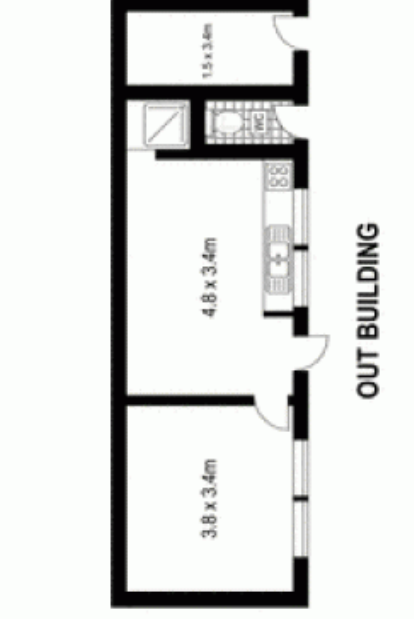
Price guide over \$825,000

**Stone Manly**

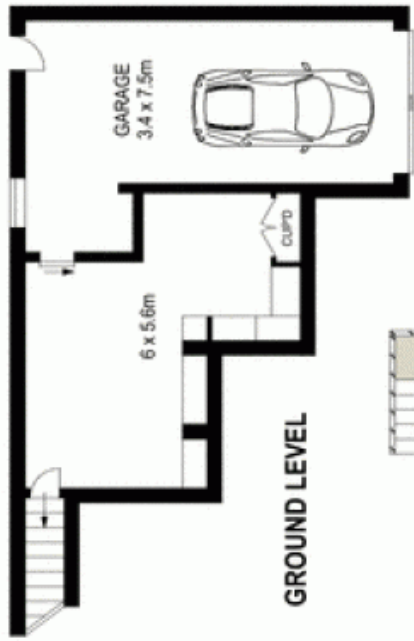
02 8962 2200



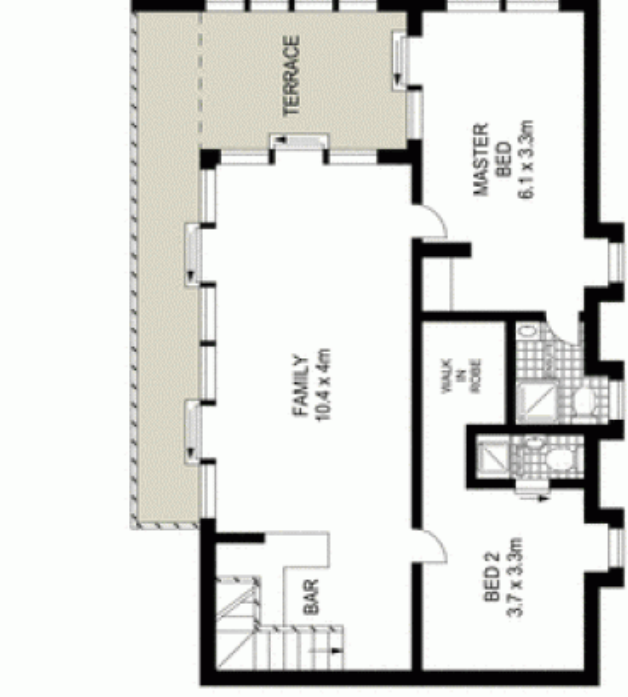
SITE PLAN (NOT TO SCALE)



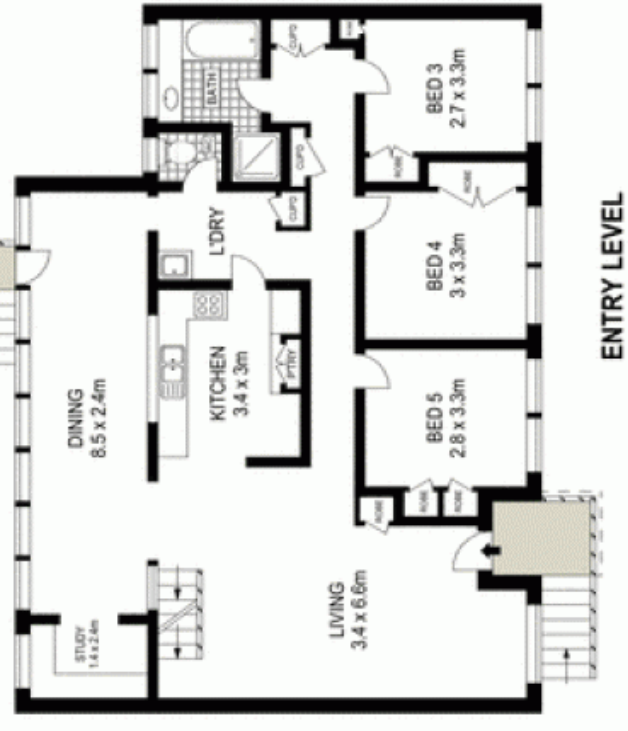
OUT BUILDING



GROUND LEVEL



LEVEL TWO



ENTRY LEVEL



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**McGrath**

16 Beacon Hill Road, Beacon Hill