



45 Albert Road Beecroft, NSW

4 2 1

### Stunning cottage, perfect for family living

A much-loved cottage where elegance and luxurious finishes work harmoniously, this property evokes a feeling of space and warmth at every turn. Privately set in a peaceful tree-lined street, it reveals a generously-planned interior layout with leafy garden surrounds, delivering immediate access to Beecroft station, village shops and a selection of schools.

**Price:** Sold at Auction for \$1,810,000  
**Council Rates:** \$533.00 p/q  
**Water Rates:** \$179.00 p/q



**Kevin Dearlove**

0403 338 302



**James Ramsay**

0420 665 913



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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GROUND FLOOR

LOWER GROUND FLOOR



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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