



1/7 Clematis Close Cherrybrook, NSW 3 2 2

**Private, peaceful and beautifully presented - Inspection by Appointment, Contact agent to book a time to view**

Ideally situated within a short stroll of Appletree shops, bushwalking tracks and pretty Kanangra Park, this immaculate duplex offers a rare lifestyle opportunity. Set high and handsome at the end of a cul-de-sac, it showcases elegant open-plan interiors, a versatile upstairs study and crisply landscaped outdoor entertaining, and provides an inviting haven of modern comfort.

**Price:** SOLD via Online Auction  
**Council Rates:** \$378.70 p/q  
**Water Rates:** \$177.12 p/q

**Stone Real Estate**  
02 8866 1500  
**Beecroft**



This 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. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.





GROUND FLOOR



FIRST 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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