



46A Lyndon Way Beecroft, NSW

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Prestigious home with DA approved subdivision to be sold "in one line"

Fully optimised for a premium family experience complete with north-facing entertaining areas and a private tennis court, this unique tri-level property is ready to impress on 1631sqm of land. Perfectly secluded off a whisper-quiet loop road, it offers generously sized rooms throughout, a potential granny flat downstairs, and easy access to schools and Beecroft village.

- High-impact design with a luxurious lifestyle focus for the discerning buyer
- Versatile options available with DA approved to develop the tennis court
- Massive living room with wood-burner plus elegant formal lounge and dining
- Wraparound all-seasons deck, huge sundrenched pool, study or 6th bedroom
- Stylish kitchen with induction range, walk-in pantry and integrated dishwasher
- Walk-in robes throughout, spa ensuite, two ducted air systems, garage, carport
- Lower level boasts a bedroom, full bathroom, new kitchenette and home gym
- Sought-after catchment for Beecroft Primary School and Cheltenham Girls

Price: \$2,950,000
Council Rates: \$529.00 p/q
Water Rates: \$177.00 p/q



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SITE PLAN



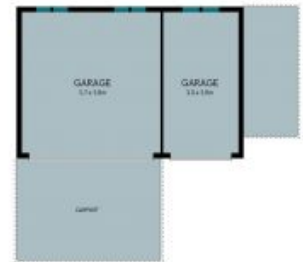
FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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