



39c Boronia Avenue Cheltenham, NSW



### Blue ribbon location on 929sqm of prime land with north facing backyard

Architecturally designed to maximise the north-east aspect, this immaculately maintained family home is located in one of Cheltenham's most exclusive streets. Private entertaining areas and neutral finishes are immediately striking, while grand room sizes and leafy surrounds provide an exquisite blank canvas for your own design ideas.

**Price:** SOLD PRIOR TO AUCTION  
**Council Rates:** \$571.70 p/q  
**Water Rates:** \$177.12 p/q



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GROUND FLOOR

1ST FLOOR

SITE PLAN

The site plan and floor plan are not to scale, measurements are indicative and in metres. Bathes 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.



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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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STONE