



100A Sutherland Road Beecroft, NSW

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### Tranquil modernist home within Beecroft Primary catchment

Rare tree-studded privacy and walk-to-everywhere ease hallmark this serene sanctuary. Discretely positioned and presiding over 1322sqm, the home delivers a sublime aspect of leafy vistas at every turn of its recently refreshed interiors and expansive surrounds. Remarkably quiet yet conveniently central, it offers a complete lifestyle just footsteps from transport and village life.

- Warmly updated with fresh paint, new carpet, newly restored hardwood floors
- Panoramic windows, skylights and high vaulted ceilings invite ample sunlight
- Outdoor decks and terraces for entertaining among bushland, large front lawn
- Central granite kitchen, multiple living and dining zones plus versatile study
- Five bedrooms with built-ins/ceiling fans, master with WIR/spa bathroom
- Complete with new air con, safety glass, scope to integrate granny flat STCA
- Current studio can be easily converted to double garage with internal access
- Quick stroll to Beecroft Public, station and shops, zoned for Cheltenham Girls

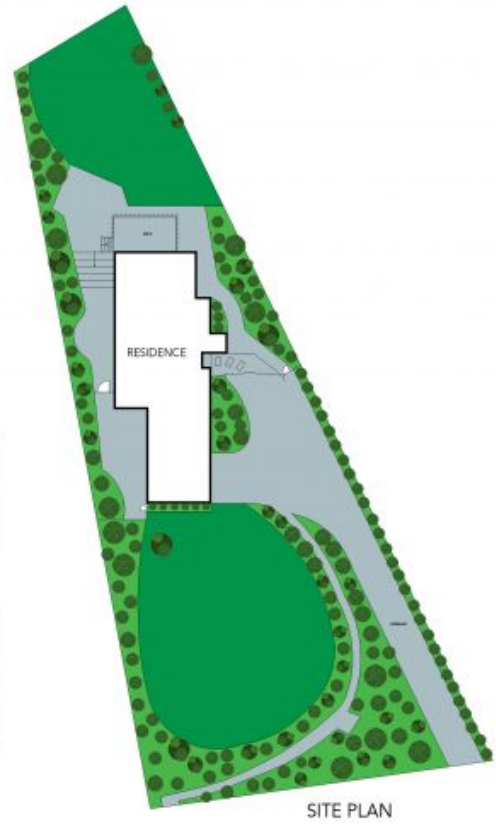
**Price:** \$2,305,000  
**Council Rates:** \$558.00 p/q  
**Water Rates:** \$144.00 p/q



**Kevin Dearlove**

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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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