



40B Sutherland Road Beecroft, NSW



### Split-level sanctuary minutes from village

Privately secluded amid lush greenery on a grand 1448sqm block, this tranquil home blends a timeless retreat vibe with strongly practical family design. Wonderfully warm with high raked ceilings, timber floorboards and inviting in/outdoor flow from nearly every room, it also offers a sensational two-household opportunity complete with an entirely self-contained lower level.

**Price:** Auction Saturday 15th May 2.45pm  
**Council Rates:** \$482.00 p/q  
**Water Rates:** \$179.00 p/q



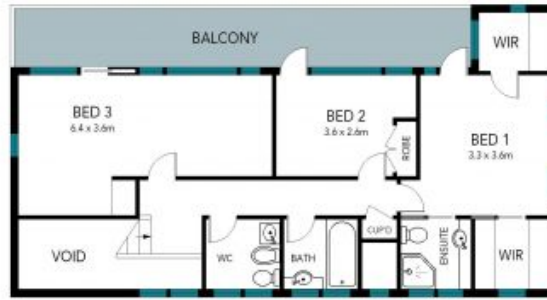
**Jeff Jianfu Luo**

0425 286 668



**Kevin Dearlove**

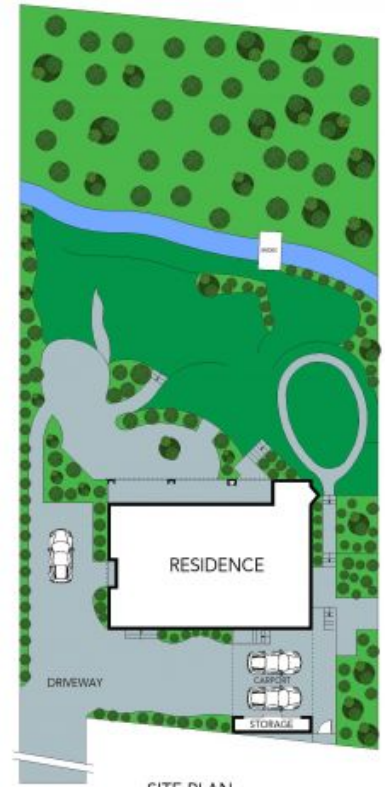
0403 338 302



FIRST FLOOR



GROUND FLOOR



SITE PLAN



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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