



44 Boronia Avenue Cheltenham, NSW

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### Grace and grandeur at prized address, entertainers dream

Cherished for its rich character, serene environs and sprawling 1170sqm block in a premier street, 'Avilion' c1913 is a beautifully timeless haven for family life in a peaceful botanic setting. Its picturesque gated frontage sets the scene for the home's alluring leafy privacy and elegant living expanses that await inside. The property offers multiple indoor and outdoor entertaining spaces and is a short walk from the station and Cheltenham Girls. Also in catchment for Epping Boys, Carlingford High, and Epping Heights Primary, and a short distance from Arden primary and secondary campuses, and St Agatha's and Mt St Benedicts.

**Price:** \$3,425,000  
**Council Rates:** \$580.00 p/q  
**Water Rates:** \$151.00 p/q



**Chloe Mawass**

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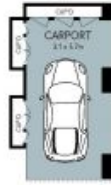


**Kevin Dearlove**

0403 338 302



SITE PLAN



UPPER LEVEL



LOWER LEVEL



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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Internal Area appx: 221 sqm  
 External Area appx: 158 sqm  
 Land area = 1170 sqm

