



45 Cardinal Avenue Beecroft, NSW



## Charming cottage with unlimited potential, renovate or rebuild STCA

Set on a picturesque 923.2sqm block, this original cottage invites an astute buyer to unlock its true potential. Boasting an East facing aspect characterised by complete privacy, it offers spectacular scope for renovation, granny flat or rebuild (STCA). Positioned on a tree lined street, walking distance to West Pennant Hills Public school and a quick drive to Beecroft village, and within catchment for Cheltenham Girls and Carlingford High.

**Price:** Sold Oct 2022 - Contact James Ramsay 0420

**Council Rates:** \$652.97 p/q

**Water Rates:** \$160.20 p/q



**Chloe Mawass**

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**Kevin Dearlove**

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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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