



95 Birchgrove Crescent Eastwood, NSW



Stunning modern family home just a stroll to amenities

Expertly crafted to meet the demands of modern living, this impeccably designed residence is ideal for intergenerational comfort, boasting spacious interiors and a choice of three versatile living spaces. Newly painted throughout with new plush carpets and set amid refreshed landscaped gardens, there's nothing left to do but move in and enjoy. Located in the catchment for Ngarala Public School and Marsden High School, it's a unique opportunity within a 300m walk to transport, parks, and cafes.

- Offering a carefree lifestyle underscored by the ease of low-maintenance living
- Elegant, warm engineered timber flooring graces the downstairs living spaces
- Gourmet, eat-in kitchen with gas cooktop, glass splashback and s/s appliances
- Generous master with two walk-in robes, private balcony and luxurious ensuite
- Three more spacious carpeted beds upstairs, plus one downstairs, all with BIR
- Family bathroom with soaking bathtub, corner shower and floor-to-ceiling tiles
- Tiled, all-weather entertaining patio overlooking lush garden oasis and lawn
- Partially enclosed double auto carport, zoned, ducted air conditioning, alarm

Price: Auction
Council Rates: \$481.90 p/q
Water Rates: \$173.29 p/q
Strata Rates: \$547.69 p/q



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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes 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.