



Virtually styled



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52A Day Road Cheltenham, NSW



## Prized East side position on 1435sqm of elevated Land in Beecroft Public Catchment

A grand canvas for a new family chapter, this original dwelling holds impressive height on a tranquil and private allotment spanning 1,435 sqm, with lush views out to Byles Creek Reserve and beyond. The opportunity it presents for an upgrade, redevelopment or a new luxury abode (STCA) in a whisper-quiet setting, with sought-after zoning for Beecroft Public, Cheltenham Girls and Epping Boys High, is simply unmissable.

- Tranquilly hidden with a wide treetop balcony framing the front of the home
- Combined timber-floored lounge and dining room, separate casual living area
- Wraparound kitchen with substantial cupboard storage, original main bathroom
- Sun/outdoor room at the rear with an attached storage room, internal laundry
- Four generous beds, three featuring built-in robes, ensuite and WIR to main
- Single carport plus an additional parking bay, large and private grassed yard
- 650m approx. walk to Cheltenham Station and 1km to Cheltenham Recreation Club
- Easy M2 access, approximately 2.5km to Beecroft shopping village and eateries

**Price:** Sold  
**Council Rates:** \$645.00 p/q  
**Water Rates:** \$173.00 p/q



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Cheltenham

STONE



SITE PLAN

Internal Area: 175sqm  
External Area: 15sqm  
Garage Area: 30sqm  
Total Area: 220sqm



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.