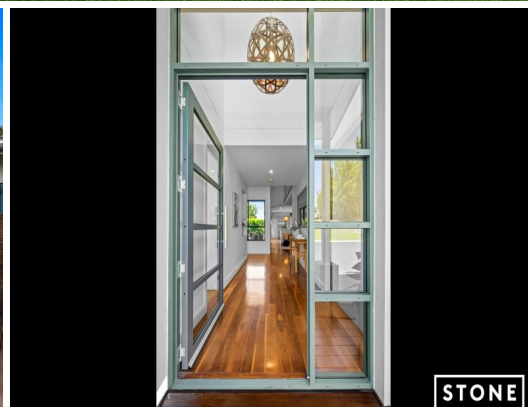


STONE



47 Lamorna Avenue Beecroft, NSW

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A modern masterpiece designed for dual occupancy

Immediately captivating from the moment you enter its sun-infused foyer, this distinctive Morrison Homes-designed dwelling offers an amazing resort-like retreat on 935.8sqm land, with the bonus of dedicated guest accommodation flowing from its front entry. The home is rich in contemporary character and superbly connected to the outdoors, wrapping around a divine Merbau decked area with extensive room for relaxed entertaining. Delivering a sense of escape yet completely convenient, it's under 2km to Roselea Public, Carlingford High and St Gerards schools.

- Stylish interiors enhanced by soaring ceilings and ironbark hardwood floors
- Dedicated home theatre with 80-inch screen, inbuilt cabinets and sound system
- Sleek Bosch gas kitchen with a walk-in pantry and fully integrated dishwasher
- Sunbathed open plan living and dining domain featuring a Heat & Glo fireplace
- Bi-folds effortlessly open to a decked entertaining area and saltwater pool
- Generous five-bedroom accommodation all with ceiling fans and walk-in robes
- Master complete with a luxe ensuite and both walk-in and walk-through robes
- Guest wing boasts its own Bosch gas kitchen, open living and ensuite bedroom

Price: Auction
Council Rates: \$597.00 p/q
Water Rates: \$171.00 p/q



Kevin Dearlove

0403 338 302



Danny Jing

0430 025 586

STONE

Floor plan details:

- SELF CONTAINED LIVING:** 5.0 x 4.4m
- KITCHEN:** 2.5 x 4.4m
- TRIPLE GARAGE:** 9.5 x 5.5m (3 car spaces)
- COVERED ENTERTAINING:** 4.8 x 11.2m
- DINING:** 5.7 x 7.6m
- LIVING:** (adjacent to dining)
- UPPER LEVEL:**
 - KITCHEN: 5.4 x 4.0m
 - L'DRY (Laundry)
 - PRIV (Private area)
- LOWER LEVEL:**
 - CINEMA: 4.5 x 5.6m
 - BEDROOM: 3.3 x 3.6m
 - BATH (Bathroom)
 - ENTRY
 - PORCH

FIRST LEVEL

A site plan diagram showing the layout of the proposed residence and pool. The residence is a large, irregularly shaped building with a hatched pattern, labeled "RESIDENCE". To the left of the residence is a rectangular pool area labeled "POOL". A paved area, labeled "PAVED DRIVE/STREETWAY", is located between the pool and the residence. The entire site is surrounded by green landscaping, including trees and shrubs. The plan is titled "SITEPLAN" at the bottom.