



8 Marwood Drive Beecroft, NSW



## Effortless modern flair in a perfect family-minded setting

Peacefully nestled within one of Beecroft's tightly-held enclaves, this modernised single level home offers a spacious foundation for family living spread across a lush 916.9sqm allotment. Its central open plan entertaining zone, stylishly finished bedrooms and vast sun soaked rear yard make everyday comfort a breeze, matched by convenient access to local shops, parks and prominent schools.

- Wide front door entrance introduced by a covered and gently raised timber deck
- Aluminum fencing at the front, security fly screens, and sliding doors boost security
- Solid stone kitchen with a 5-hob gas stove, breakfast bar and hideaway storage
- Broad bifolds seamlessly connect the open plan domain to a grand covered deck
- Master bedroom features a sitting room, ensuite, study nook and mirrored robe
- Two full bathrooms tiled floor-to-ceiling, dual vanity to the master ensuite
- Plush bedroom carpets, stainless steel appliances, downlights and ceiling fans
- Extensive privately screened garden frontage and triple side-by-side carport

**Price:** Auction 6th April 3pm

**Council Rates:** \$615.40 p/q

**Water Rates:** \$171.41 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.