



16 Marwood Drive Beecroft, NSW



### Breathtaking contemporary classic in elite locale

Discover the instant allure of this charming family home, elegantly poised in a blissful Beecroft pocket. Set on a level 923sqm parcel, this magnificent family hideaway is an exemplary balance of period grace and modern functionality, showcasing high quality renovations accentuated by its ideal northerly aspect. It's zoned for Roselea Public, Cheltenham Girls, and Carlingford High.

- Beautifully presented, bright interiors are enhanced by elegant bay windows
- Gorgeous, ornate plasterwork, stylish plantation shutters, warm timber floors
- Generously proportioned lounge and dining areas offer scenic garden views
- Gourmet kitchen with shaker-style cabinetry, island breakfast bar, gas stove
- Kitchen effortlessly unfolds through bifolds to all-weather entertaining patio
- Four sizeable beds, two with built-ins and ensuite or direct bathroom access
- A versatile fourth bedroom, study, or hobby room, provides easy patio access
- Luxurious fully tiled family bathroom with freestanding bath and heated floors

**Inspect:** Saturday, 4th May 2024 1:00 - 1:30  
Wednesday, 8th May 2024 3:00 - 3:30

**Auction:** 11/05/2024 10:30 am

**Price:** Auction Saturday 11 May at 10:30am

**Council Rates:** \$647.90 p/q

**Water Rates:** \$160.18 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.