



6/25-31 Sutherland Road Cheltenham, NSW 3 2 2

### Family oasis in Beecroft and Cheltenham catchments

Nestled in a tranquil enclave with bushland views, this beautifully presented townhome offers an easy-care lifestyle, featuring a generous split-level floorplan and a sunlit entertaining patio. It's in the coveted catchment for Beecroft Public, Cheltenham Girls, Epping Boys, and Pennant Hills High School and is an approx. 850m stroll to Cheltenham Station and 1.4km to Epping CBD.

**Price:** Contact Jeff Luo 0425 286 668  
**Council Rates:** \$407.50 p/q  
**Water Rates:** \$171.41 p/q  
**Strata Rates:** \$1,116.23 p/q



**Jeff Jianfu Luo**  
0425 286 668



**Wenjie Luo**  
0433 971 007

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Cheltenham

STONE



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.