



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.

- The spacious living room effortlessly unfolds to the sundrenched front balcony
- Open-plan, renovated kitchen with shaker-style cabinetry and induction cooktop
- Three generous, carpeted bedrooms with built-in wardrobes and ceiling fans
- Master bedroom features an indulgent ensuite equipped with a corner spa bath
- Family bathroom boasts a bath, corner rain shower and updated, elegant vanity
- Backyard opens to a beautifully landscaped patio oasis offering stunning views
- Double, auto lock-up garage with an EV charger and a premium 6kW solar system
- Internal laundry with external access, ducted, zoned air con, security system

Inspect: Saturday, 18th May 2024 11:00 - 11:30
 Wednesday, 22nd May 2024 12:00 - 12:30
Auction: 25/05/2024 04:30 pm

Price: Auction Guide \$1,500,000
Council Rates: \$407.50 p/q
Water Rates: \$171.41 p/q
Strata Rates: \$1,116.23 p/q



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6/25-31 Sutherland Road
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.