



9 Jesmond Crescent Beecroft, NSW 4 2 2

**Sold June 2025 - Contact James Ramsay 0420 665 913.**

Discreetly positioned and brimming with architectural charisma on a 828.3sqm parcel, this private split level sanctuary offers space, light and thoughtful design in a quietly situated cul-de-sac. Solid double brick foundations with soaring tapered ceilings capture a wealth of sunlight and evergreen views, while its tightly-held location delivers laneway shortcut access to Cardinal Avenue buses and in the catchment for Beecroft Public, Cheltenham Girls and Carlingford High School.

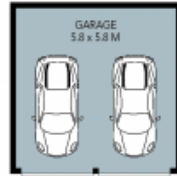
**Price:** Auction Guide \$2,200,000 - \$2,300,000  
**Council Rates:** \$667.10 p/q  
**Water Rates:** \$170.90 p/q



**James Ramsay**  
0420 665 913



**Chloe Mawass**  
0431 983 240



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.