



4/168 Beecroft Road Cheltenham, NSW

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A rare downsizer opportunity in the heart of Cheltenham, 195sqm on title

Set discreetly within The Gables, a boutique over 55's enclave of just six residences, this executive-style villa offers the space and scale of a house with none of the upkeep - a genuine downsize without compromise. Held by the same family since it was built 23 years ago, it's a well-proportioned, high-ceiling home designed with easy-care, single-level living front of mind.

Inspect:

Saturday, 24th October 2026 12:00 - 12:30

Price: For Sale \$1,300,000 - \$1,400,000

Council Rates: \$433.60 p/q

Water Rates: \$201.90 p/q

Strata Rates: \$1,419.50 p/q



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<https://www.stonerealestate.com.au/8712599>

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The site plan and floorplan are not to scale; measurements are indicative of 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. Other information provided has been collected by reliable sources but cannot be guaranteed for accuracy.