



43 Lamorna Avenue Beecroft, NSW



## SOLD IN 10 DAYS PRIOR TO AUCTION

Surrounded by lush greenery and established gardens in a peaceful street, this welcoming home counts flowing, family-friendly design and exceptional versatility among its many proud highlights. Set next to a grasslands reserve, it evokes a luxurious sense of privacy and seclusion just a short stroll from station buses, local schools and Carlingford Oval.

- Enjoy the wonderfully leafy, picturesque setting alongside reserve parkland
- Warm interior style enhanced by timber floors, French doors and high ceilings
- Family living boasts picture windows to frame the beautiful landscaped gardens
- Access to covered rear verandah from the bright dining area and main bedroom
- Spacious two-way kitchen with Bosch appliances; updated bathroom and ensuite
- Sprawling backyard offers a paradise for kids and pets with room for a pool
- Downstairs gym/rumpus, study, new ducted air, b2b alarm, NBN, tandem parking
- Prized lifestyle in the school catchment for Roselea Primary/Carlingford High

**Price:** \$1,620,000  
**Council Rates:** \$490.55 p/q  
**Water Rates:** \$177.12 p/q



**Kevin Dearlove**

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LOWER GROUND FLOOR



GROUND FLOOR

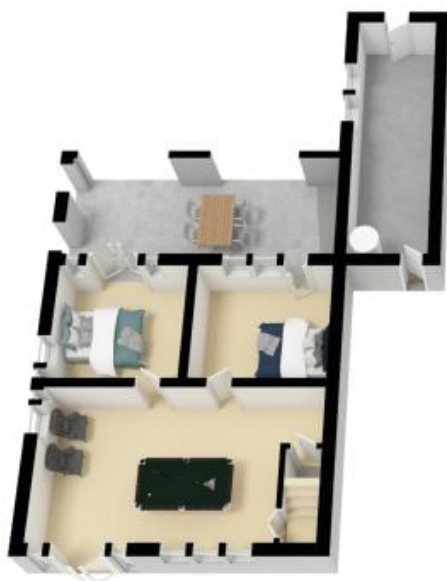


SITE PLAN

The site plan and floor plan are not to scale, measurements are indicative and in meters. Roads 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.

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LOWER GROUND FLOOR



GROUND FLOOR

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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STONE