



3 Glenwood Street Beecroft, NSW



### Stately elegance with family advantages on 929.5sqm

A manicured garden frontage and portico-style entry creates a sophisticated first impression in this cherished family home. Offering remarkable peace and absolute privacy high up on a cul-de-sac street and 929.5sqm land, it responds to every family requirement with a timeless high-end aesthetic, meticulous living spaces, optional downstairs guest accommodation and an enviable family address - delivering St Gerards, Roselea Public and Carlingford High in just over a kilometre.

- Beautifully enhanced by new garden landscaping and fresh paintwork throughout
- Polished timber floor entry revealing a flexible study or potential fifth bed
- Formal living, separate dining, and a sunbathed French-window family lounge
- Decadent open kitchen fitted with abundant storage, a Smeg cooktop and oven
- Carpeted and robed upstairs beds, the main with an ensuite and garden aspect
- Downstairs guest bed serviced by a robe, bathroom, air con and separate access
- Well-appointed laundry, wealth of under house storage, ducted air con system
- Oversized lower ground floor workshop/mudroom and cellar for weekend hobbies

**Price:** Sold August 2024 - Contact James 0420 665

**Council Rates:** \$431.50 p/q

**Water Rates:** \$171.41 p/q



**James Ramsay**

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**Chloe Mawass**

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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.