



19 Penrhyn Avenue Beecroft, NSW 5 3 2

### Spacious Residence with Granny Flat in Beecroft Primary & CGHS Catchments!

Quietly nestled well back from the street, this tranquil two-storey dwelling boasts a one-bedroom granny flat on the lower level, complemented by a sunny top-floor residence with generously proportioned interiors. The neighbourly community setting of both properties provides swift access to arterial roads and falls within the catchment of Beecroft Public, Cheltenham Girls and Carlingford High School.

- Superb dual-income investment or ideal in-law/guest accommodation opportunity
- The adjacent parcel of land is also for sale, presenting vast possibilities
- Spacious, sundrenched living area upstairs opens up to a wraparound balcony
- Gourmet kitchen with wall oven, large pantry, timber cabinetry, ample storage
- Dining room effortlessly unfolds to a private all-weather entertaining patio
- Four spacious beds with BIR's on the upper level, ensuite to master bedroom
- Neutral-toned family bathroom with a soaking bathtub and a corner shower
- One-bedroom granny flat has WIR, kitchenette, and a classic-style bathroom

**Inspect:** Wednesday, 18th September 2024 12:30 - 12:45  
**Auction:** Saturday, 21st September 2024 3:00 - 3:30  
 21/09/2024 03:30 pm  


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**Price:** Auction Guide: \$2,000,000 - \$2,200,000



**Kevin Dearlove**  
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**Leo Li**  
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# 19 Penrhyn Avenue, Beecroft

5 3 2 281m<sup>2</sup> 919.2m<sup>2</sup>



THIS IS AN ARTIST'S IMPRESSION - ALL DIMENSIONS, LAYOUTS AND TREES ARE APPROXIMATE  
ALL INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES

