

STONE



6A Maroota Way Beecroft, NSW



### Modern entertainer zoned for Beecroft Primary School.

Highly versatile with generously proportioned interiors, substantial accommodation, and sophisticated elegance, this grand residence exudes spaciousness, tranquility, and refined luxury, making it an ideal setting for contemporary living. Nestled just steps to buses and Mount St Benedict College, it's in the catchment for Beecroft Public, Cheltenham Girls and Carlingford High.

- Resting on a sweeping 350sqm parcel with an ideal northerly facing aspect
- Three oversized living areas, with a formal lounge, living and family room
- Modern kitchen has a waterfall edge breakfast bar and all-Miele appliances
- Grand master with a WIR, BIR, balcony and ensuite with freestanding bathtub
- Two more generous bedrooms, two with indulgent ensuites, two with built-ins
- Fully tiled family bathroom with a rain shower, plus ground-floor powder room
- Lush, landscaped, tiered backyard with a paved entertaining patio and a deck
- Double auto lock-up tandem garage with internal access, and internal laundry

**Price:** Contact Agent  
**Council Rates:** \$485.00 p/q  
**Water Rates:** \$271.00 p/q



**Jeff Jianfu Luo**

0425 286 668



**Wenjie Luo**

0433 971 007

6A Maroota Way  
Beecroft

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LOWER LEVEL



ENTRY LEVEL



UPPER LEVEL



SITE PLAN



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.