



42 Sherwood Drive Balgownie, NSW

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### Modern master built residence

Reminiscent of a grand hunting lodge in the woods, this incredible Tudor-style residence offers a timeless take on executive living. Flaunting an impressive dual-level layout plus a huge loft space, a tranquil backyard with a circular plunge pool, and views to Brokers Nose from the front balcony, it's one of Balgownie's hidden treasures and counts among its most captivating family homes.

- Exquisitely renovated sanctuary set prominently on a north-facing 600.7sqm (approx.) block
- Impressive design with picture windows, rich wood panelling, gas fireplace
- Generous lounge and dining areas plus versatile loft retreat, playroom or office
- Alfresco entertaining and level lawn to rear, landscaped gardens + grounds
- Contemporary kitchen with induction cooking, stone benchtops and breakfast bar
- Robes throughout, extensive loft storage, three-car garaging, double brick build
- Perfectly secluded setting just a 400m stroll from Balgownie Public School
- Village cafes and shops, local parks, playgrounds and CBD bus only moments away

The below rates are provided as a guide:

**Inspect:** Saturday, 21st September 2024 10:15 - 10:45

**Price:** Price Guide \$1,700,000 - \$1,800,000



**Sarah Ward**

0400 439 602



**Kai Rovere**

0404 565 991

42 Sherwood Drive  
**Balgownie**



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.