



52 Lamorna Avenue Beecroft, NSW



## Majestic, spacious classic with promising potential

Peacefully nestled at the rear of a hedged driveway, this expansive family residence boasts an extensive floorplan, offering a selection of generously proportioned living and entertaining spaces to cater to every occasion. With exceptional versatility and remarkable future prospects, it's set on one of Beecroft's most coveted streets, delivering a compelling lifestyle opportunity.

- A private sanctuary in a leafy setting, overlooking a reserve on a 935.8sqm lot
- Striking aesthetic with a charming brick facade and dramatic arched entryway
- Grand entertainer with oversized living areas, exposed brick fireplaces
- Large front balcony serves as a peaceful retreat with a lush, green view
- Delightfully private pool and yard in a tranquil, established garden setting
- All-weather wraparound deck and rear patio, ideal for year-round entertaining
- Practical kitchen with a Miele gas 5-burner cooktop and a breakfast bar
- Spacious carpeted bedrooms with built-in robes; Plenty of teenage spaces

### Inspect:

Thursday, 17th October 2024 1:00 - 1:30  
Saturday, 19th October 2024 3:00 - 3:30

### Price:

For sale: \$2,250,000 - \$2,350,000

**Council Rates:** \$426.90 p/q

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



**Kevin Dearlove**

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**James Ramsay**

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# 52 Lamorna Avenue, Beecroft

5 2 2 935.8m<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

