



4 Kethel Road Cheltenham, NSW



### Peaceful Family Paradise in an Idyllic Pocket, Zoned for Beecroft Primary, Cheltenham Girls, and Epping Boys.

Nestled within a sprawling, park-like 1,157sqm oasis, this spectacular entertainer boasts serene botanical vistas and a remarkable sense of seclusion. Available for the first time in 26 years, its light-filled interiors and expansive windows create an unforgettable backdrop for blissful family life, zoned for Beecroft Public and Cheltenham Girls, and steps from Cheltenham Station.

- Set high and back from the street, with a large front porch with serene views
- Beautifully presented and move-in ready, with repainted exterior and garage
- Expansive living with timber fireplace and lounge/dining entertaining zone
- Sleek open-plan chef's kitchen featuring a breakfast bar and a pass-through
- Four generous bedrooms, three with BIRs and a teen retreat on the lower level
- Two bathrooms with convenient separate entry toilets, one with a double shower
- Large landscaped backyard frequented by birdlife, offering indoor-outdoor ease
- Generously sized laundry with ample storage and outdoor access, s/s air con

**Inspect:** Saturday, 19th October 2024 10:00 - 10:30  
**Auction:** 02/11/2024 05:00 pm

**Price:** Auction Guide: \$2,500,000 - \$2,600,000  
**Council Rates:** \$681.18 p/q  
**Water Rates:** \$171.41 p/q



**Kevin Dearlove**

0403 338 302



**Leo Li**

0404 917 188

# 4 Kethel Road, Cheltenham

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GROUND LEVEL



ENTRY LEVEL



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

