



24 Birchgrove Crescent Eastwood, NSW



## Modern and sophisticated living in blissful pocket

Instantly impressing with its grand street presence, this magnificent family residence features a thoughtfully designed layout that caters effortlessly to intergenerational living, with three versatile living spaces and a ground-floor guest bedroom or in-law accommodation. Offering a carefree lifestyle, it's an exceptional opportunity, zoned for Ngarala Public and Marsden High.

- Stylish, generously sized interiors graced by warm, engineered timber flooring
- Formal front lounge and dining rooms, rear entertaining area, upstairs rumpus
- Gourmet, open-plan kitchen with gas stove, breakfast bar, and glass splashback
- Five spacious bedrooms, all with BIRs; ground-floor bed offers side access
- Oversized master suite with walk-in robe, private balcony, indulgent ensuite
- Elegant family bathroom with bath, corner shower, and separate entry toilet
- Added convenience of a second fully tiled bathroom set on the ground floor
- Full-length all-weather entertaining patio and freshly landscaped garden

**Inspect:** Saturday, 19th October 2024 11:00 - 11:30  
**Auction:** 02/11/2024 03:30 pm

**Price:** Auction Guide \$2,300,000  
**Council Rates:** \$521.20 p/q  
**Water Rates:** \$195.02 p/q



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GROUND FLOOR



FIRST FLOOR



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.