



45 Hull Road Beecroft, NSW



## Peaceful family haven within Beecroft Primary catchment

Nestled in a leafy pocket with generous street frontage, this delightful single-level home presents a seamless blend of comfort and style. Its freshly painted interiors exude an effortless aesthetic, adorned with warm timber accents and contemporary updates for modern living. Its versatile floorplan encompasses multiple living spaces and leads to a sundrenched front patio, perfect for entertaining. Located in the catchment for Beecroft Public School (approx. 1.3km), Cheltenham Girls High (approx. 2.4km), and Carlingford High (approx. 4.3km), this residence is approximately 1km from the heart of Beecroft.

- Inviting ambiance, with warm engineered timber flooring in living and bedrooms
- Generous front lounge room with timber fireplace and stylish plantation shutters
- Gourmet kitchen with gas stove, timber cabinetry, skylight and tiled splashback
- Bathroom and ensuite, both with baths and rain showers
- Spacious master bedroom with walk-in robe and glass sliding doors to backyard
- Two sizeable bedrooms with built-ins, plus a flexible fourth bedroom or study
- Double carport and an internal laundry, plus a/c to three bedrooms and dining

**Price:** \$1,190 per week

**Available Date:** 01/11/2024



**Kevin Van**

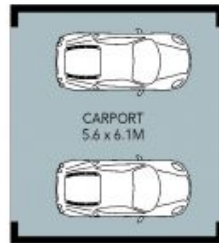
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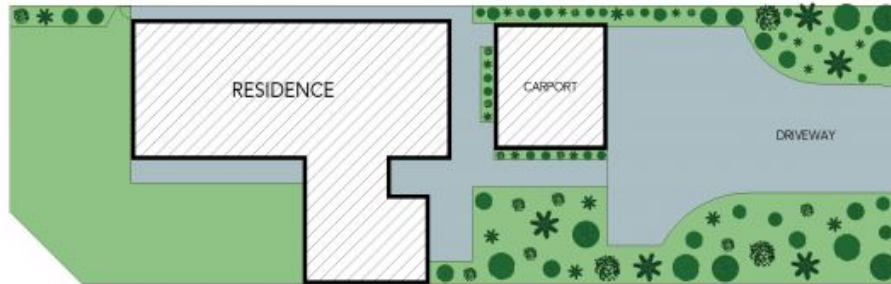
**Eliza Zammit**

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(NOT IN POSITION)



SITE PLAN



GROUND FLOOR



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.