



77 Hull Road Beecroft, NSW

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### Expansive Family Home with unlimited potential in the Beecroft Public catchment

Meticulously maintained by the same family for 53 years, this generously proportioned brick residence beckons immediate family comfort, with remarkable future prospects for value-adding transformation. Boasting a spacious and versatile floorplan with ample entertaining allure, it's set in a prestigious, leafy street zoned for Beecroft Public, Cheltenham Girls and Carlingford High.

- Perched on a lush 695.6sqm parcel, setting the context for a perfect family home
- A space for every occasion, including two oversized rumpus/teenage retreats
- Gorgeous formal lounge complemented by both formal and informal dining zones
- Gourmet kitchen with breakfast bar, wall oven, large pantry, tiled splashback
- Sizeable, carpeted bedrooms, three with built-ins, plus an extra study area
- Oversized master bedroom with walk-in and ensuite featuring a large shower
- Main bathroom with bath, separate entry toilet, plus full downstairs bathroom
- Front porch and back patio overlooking manicured lawns and established gardens

**Inspect:** Saturday, 19th October 2024 11:00 - 11:30  
Wednesday, 23rd October 2024 12:00 - 12:30

**Auction:** 09/11/2024 04:30 pm

**Price:** Premiere Showing  
**Council Rates:** \$695.00 p/q  
**Water Rates:** \$172.79 p/q



**James Ramsay**

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**Kevin Dearlove**

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

