



2/163 North Road Eastwood, NSW



## Elegant Villa in Prime Eastwood Location

This sophisticated two-bedroom villa plus study offers a seamless blend of modern design, spacious living, and premium craftsmanship. Set privately and quietly with entry at Ferrabetta Avenue in an exclusive 3 lot boutique complex. The villa is meticulously constructed with quality finishes and positioned for an exceptional lifestyle. Ideal for those seeking a contemporary retreat in a highly desirable location.

### FEATURES

- Single level floorplan with plenty of natural light
- Open plan living space flowing to family-friendly wrap around courtyard
- Two bedrooms with built-ins, master bedroom with ensuite
- Large study with scope for third bedroom
- Modern kitchen with sleek cabinetry
- Huge attic storage

### SOUGHT-AFTER SETTING

- Ferrabetta Ave frontage with private entry

**Inspect:** Saturday, 9th November 2024 10:50 - 11:20  
**Auction:** 16/11/2024 09:30 am

**Price:** Auction Guide | \$1,380,000

**Council Rates:** \$393.00 p/q

**Water Rates:** \$173.00 p/q

**Strata Rates:** \$833.25 p/q



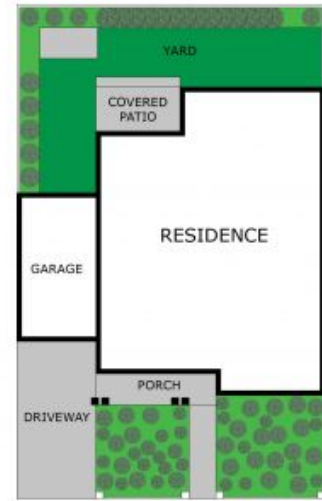
**James Sarzano**

0410 155 496



**Jason Segon**

0435 606 398



Site Plan



The floor plan is not to scale, measurements are indicative and in meters. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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