



17 Trentbridge Road Belrose, NSW

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### Charming family home in an idyllic garden setting

Impeccably maintained and presented, this enchanting home with its storybook gabled facade and lush leafy surroundings has been the beloved home of one family for almost 30 years. Warm and inviting, with a versatile, family friendly layout over two levels, this lovely home offers bright, modern interiors with an easy flow to the private fully fenced backyard with level lawn, established gardens and leafy outlook to reserve.

- Practical floorplan includes generous, separate lounge/living with a/c and garden outlook
- Versatile ground floor bedroom may also be used as a media/playroom or study
- Contemporary kitchen with stone benchtops, breakfast bar, Miele dishwasher and Bosch cooktop
- Casual living or meals adjacent to kitchen and extending out onto entertaining deck overlooking garden
- Family bathrooms upstairs and down, both with separate baths and showers
- Upstairs living room/study/kids retreat or additional bedroom

**Inspect:** Saturday, 9th November 2024 11:45 - 12:15  
 Wednesday, 13th November 2024 11:45 - 12:15  
**Auction:** 16/11/2024 12:45 pm  
**Price:** Auction Guide \$2,300,000



**David Hayden**

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**Stacy Wang**

02 9196 9000





Ground Floor



1st 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.

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Ground Floor



1st Floor



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.