



26 Chorley Avenue Cheltenham, NSW

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Grand Family Residence in Catchment for Beecroft Primary, Cheltenham Girls and Epping Boys

Showcasing a grand facade, sweeping entertainers' layout and generously sized rooms, this impressive residence overlooks beautifully manicured gardens, set on a 1,037sqm level block. Its stately ambience and spacious practicality deliver a sense of escape, just steps to Cheltenham Station and zoned for Beecroft Public, Cheltenham Girls, Epping Boys and Pennant Hills High.

- Privately positioned and meticulously maintained by sole owners for 24 years
- Thoughtfully designed layout bathed in natural light, with a sense of warmth
- Dedicated formal lounge and dining, plus informal lounge and games room
- Added versatility of a large upstairs media room, the perfect teenage retreat
- Chef's kitchen with gas cooktop, granite breakfast bar, and a walk-in pantry
- Spacious bedrooms, three with built-in robes, and a ground-floor guest room
- Oversized master with his and her WIRs and lavish ensuite with corner bath
- Family size bathroom includes corner bathtub and separate entry toilet

Inspect: Saturday, 9th November 2024 2:00 - 2:30
Auction: 16/11/2024 04:00 pm

Price: Auction Guide: \$3,500,000
Council Rates: \$724.90 p/q
Water Rates: \$171.41 p/q



Kevin Dearlove

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26 Chorley Avenue, Cheltenham

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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

