



100A Sutherland Road Beecroft, NSW

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## Substantial Modernist Home located moments from Beecroft Station, with Dual Living potential

This magnificent family hideaway embodies peerless charm and alluring character, with vaulted ceilings, abundant natural light, and a versatile, expansive floorplan that embraces its lush setting. A peaceful oasis set on sprawling 1,322sqm grounds, it's steps to Beecroft station and village delights and zoned for Beecroft Public, Cheltenham Girls and Pennant Hills High schools.

- Seamless outdoor connections with a stunning all-weather deck and balcony
- Two open-plan lounge rooms framed by broad windows, and retreat upstairs
- Newly renovated kitchen with integrated dishwasher, shaker-style cabinetry
- Second kitchen with a breakfast bar, timber-look cabinetry, tiled splashback
- Generously proportioned beds, five with ceiling fans, four with built-in robes
- Two ground-floor bedrooms, one adjoining bathroom and featuring a WIR
- Rejuvenated ground-floor bathroom with corner spa bath, plus family bathroom
- Potential for conversion into a second self-contained residence (STCA)

**Inspect:** Saturday, 9th November 2024 12:00 - 12:30  
Sunday, 10th November 2024 1:00 - 1:20  
**Auction:** 30/11/2024 02:00 pm

**Price:** Premiere Showing  
**Council Rates:** \$693.10 p/q  
**Water Rates:** \$172.79 p/q



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**STONE**

DECK  
6.0 x 3.4m

FAMILY  
7.0 x 4.4m

KITCHEN  
4.9 x 4.5m

BED 1  
4.0 x 3.5m

BATH

DINING  
3.0 x 3.5m

KITCHEN  
4.0 x 3.5m

STUDY  
3.1 x 3.6m

CASUAL MEALS  
3.0 x 7.3m

POTENTIAL ENSUITE

POTENTIAL BED  
5.0 x 3.0m

GROUND FLOOR

5.2 x 4.4m

3.2 x 4.4m

3.0 x 3.5m

4.8 x 3.5m

3.2 x 4.4m

3.0 x 3.5m

1.5 x 2.0m

5.0 x 0.4m

FIRST FLOOR

A detailed site plan for the proposed residence and parking area. The plan shows a large, irregularly shaped lot. A large, light-colored rectangular area is labeled "RESIDENCE". To the right of the residence is a parking area with several parking spaces, some of which are occupied by cars. A curved path or driveway leads from the parking area towards the residence. The lot is bordered by a green area with trees and a blue area, possibly a body of water or a road. The plan is labeled "SITE PLAN" at the bottom.

