

**1/35 Berowra Waters Road, Berowra, NSW 2081**

STONE

**Townhouse For Sale**

Thursday, 30 May 2024

1/35 Berowra Waters Road, Berowra, NSW 2081

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Dean Finch  
0425214866



Di Finch  
0425226180

## Contact Agent

Privately positioned in exclusive over 55's community "Athenry Estate. Enjoy your own driveway access from Berowra Waters Road. There is also easy visitor access and parking from Goodwyn Road. Perfectly designed for the downsizer with a well planned layout. Master bedroom on the entry level with spacious dual access bathroom, 2 bedrooms and full bathroom upstairs. The living space offers comfort and space to an open plan living, dining out to a private covered courtyard, single lock-up garage and driveway parking. To the front a sunny north facing privately fenced garden perfect to sit and enjoy. If you are looking to downsize without compromise this could tick all the boxes for you. Features :

- Open plan living flow out to rear patio & covered access to SLUG
- Three bedrooms all with built-in robes, master located on entry level
- Zoned ducted air-conditioning and ceiling fans
- Well maintained spacious kitchen with good storage & separate laundry
- Sensational and very private front garden with level lawn
- Ample storage, new outdoor blinds, ceiling fans, ultimate easy care living

Location :

- 550m or 8 minute walk to - Berowra Train Station
- 4 minute drive to - Berowra Village Shops, Inc Coles
- Easy access to M1 - convenient travel to North or South
- Welcoming community, close to selection of professional services
- 17 minute drive - Hornsby Ku-ring-gai Hospital & services
- 15 minute drive - Hornsby CBD and Westfield Shopping Centre

Outgoings :

- Council Rates - \$302.90 per quarter (pensioner rates)
- Water Rates - \$171.41 per quarter (fixed rates - pensioner discount applies)
- Strata Levys - \$1,032.14 per quarter

To truly appreciate what this property has to offer contact Dean 0425 214 866 or Di Finch 0425 226 180 today. "We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations."