

14 Crowley Road, Berowra, NSW 2081

Catherine's

Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 892 m2

Type: House



Catherine Lenthén

Contact agent

Offered for the first time in 28 years, this charming heritage-listed home is set in an opportune location and encapsulates the epitome of openness, natural light and functionality. Featuring a sizeable home office/music room/artist's studio inclusive of professionally installed soundproofing, this lovely abode is ideal for a family who acquires a property where they can operate their business from home. Soak up the serenity with the mesmerizing views, glorious sunsets and enjoy the convenience of being merely an 11 minute walk to Berowra Station, 9 minute walk to Berowra Public School and 3 minute drive to Berowra Village. Featuring:

- Set on 892.6sqm block.
- Stunning solid timber Blackbutt floorboards that have just been restored.
- At the front of the property with its own separate entrance and internal access through to the main house, is the home office/music room/artist's studio/rumpus room/5th bedroom or family room featuring high ceilings, beautiful leadlight windows, Cypress Pine floorboards that have just been restored, air-conditioning, soundproofing, kitchenette, and WC.
- Open plan eat-in kitchen comprising a 4 burner gas cook-top and range hood, dishwasher, double sinks, ample cupboard and bench space and a pantry.
- Well-lit 8 seater dining room with a lovely outlook.
- Great sized living room that feeds out to the covered outdoor entertaining space and grassed area.
- 4 bedrooms including a king size main bedroom with brand new carpet, ceiling fan, walk-in wardrobe, Juliette balcony and en-suite.
- 2 good sized bathrooms that both contain a bath.
- Roomy internal laundry.
- Remote double lock-up garage plus additional room to park at least 3 cars on the front driveway.
- Loads of storage throughout the home including a sizeable attic, plus under-house storage space/man cave.
- 4 x split system air-conditioning units.
- NBN connected.
- School catchment zone is Berowra Public School, Asquith Girls High School, Asquith Boys High School, and Ku-ring-gai High School.
- Council rates are approximately \$400.00 per quarter.
- Water rates are approximately \$200.00 per quarter.
- Building and pest inspection report available on request.

Approximately:

- 11 minute walk to Berowra Station.
- 3 minute drive to Berowra Village.
- 6 minute drive to ALDI Mount Kuring-gai.
- 4 minute drive to M1 Mount Kuring-gai.
- 9 minute drive to Berowra Waters Ferry.
- 9 minute walk to Berowra Public School.
- 5 minute walk to Berowra Christian School.
- 3 minute drive to St Bernard's Catholic Primary School.
- 12 minute drive to Asquith Boys High School and Asquith Girls High School.
- 23 minute drive to Ku-ring-gai High School.
- 6 minute walk to Waratah Pre School.
- 8 minute walk to Jack and Jill Kindergarten and Berowra Cottage Children's Centre.
- 7 minute walk to Berowra Oval and Yarrabin Park Playground.
- 16 minute drive to Hornsby Ku-ring-gai Hospital and Sydney Adventist Hospital.
- 2 minute drive to Berowra Veterinary Hospital.

Disclaimer: All information contained herein is gathered from sources we believe reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own enquiries.