

**140 Shepherds Drive, Cherrybrook, NSW 2126**



**House For Sale**

Friday, 3 November 2023

140 Shepherds Drive, Cherrybrook, NSW 2126

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 731 m2**

**Type: House**



William Carr  
0427933913



Jennifer Carr

## **Auction: Guide \$2,680,000**

Perfectly positioned on a flat 731m<sup>2</sup> block with a charming Hamptons aesthetic, a family-focused floorplan and second-to-none location, 140 Shepherds Drive ticks all the boxes. From schools and shopping to public transport this is truly an address that offers it all.... With amenities on its doorstep, the home's new owners will enjoy a 'walk to everywhere' lifestyle with John Purchase Public School (1500m) and Cherrybrook Technology High (2000m) just a stone throw away. For those heading to the CBD the CityBus stop is a brief 180m stroll and with nearby Appletree Shops (180m) and Cherrybrook Village (1400m) so accessible, you'll never need the car again! Extensively updated, the home offers multiple well-proportioned living zones to allow for both quality time and separate solitude. A stylish formal lounge and dining (with feature lighting and stack stone fireplace), casual sitting room and further enormous family rumpus ensure the perfect space for every intention. For those seeking multi-generational accommodation there is excellent flexibility with a fifth bedroom and a dedicated bathroom on the ground floor. Rewarding the new owners, the stylish master suite features an updated ensuite bathroom with heated towel rails, walk through wardrobe, leafy street views and ducted air-conditioning. Additional family bedrooms, all with excellent storage, share a thoughtful three-way bathroom with contemporary renovation. Celebrating equal parts style and practicality, the light-filled kitchen (installed December 2022) will delight any home chef with a BOSCH appliance suite including a 5 burner gas cooktop. With a modern aesthetic and double eat-in benches, from busy mid-week dinners to the rigours of hosting family and friends this well-designed space will always exceed expectation. For those who love to entertain, the sensational outdoor al fresco area is sure to delight with a covered pergola, low maintenance gardens with mature magnolias and ample room for a swimming pool (STCA). Adding further space for enjoyment out of doors, the wide front yard is also fully enclosed making it a practical and useable space for families and pets. Completing this quality offering as a 'turnkey' home is a double garage with auto doors, updated rendering, plantation shutters, fresh paint throughout, new flooring, ducted & split system air conditioning, a security doorbell with camera, excellent storage and much, much more. 140 Shepherds Drive is a warm and inviting Cherrybrook property at a first-class address for schools, transport, and local amenities. Designed to offer a stylish, easy lifestyle this unique property offers unprecedented flexibility for family living. Disclaimer: This advertisement is a guide only. Whilst all information has been gathered from sources we deem to be reliable, we do not guarantee the accuracy of this information, nor do we accept responsibility for any action taken by intending purchasers in reliance on this information. No warranty can be given either by the vendors or their agents.