

**16 Woodcourt Road, Berowra Heights, NSW 2082**

STONE

**Sold House**

Monday, 14 August 2023

16 Woodcourt Road, Berowra Heights, NSW 2082

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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**\$1,352,000**

Presenting the perfect house and granny flat package, this property offers an exceptional opportunity. Situated on a sun-drenched 843sqm (approx.) land in the sought-after location of Berowra Heights, this spacious single-level house features three bedrooms and invites a new family to renovate and personalise it according to their own preferences. With generous room sizes, a well-appointed bathroom, and a rear aspect facing north, this property is a must-see for those seeking a promising investment. Included in this package is an immaculate granny flat. Two light filled bedrooms both with built in wardrobes, a spacious kitchen with Caesar stone tops, gas cooking and ample storage. An oversized bathroom with floor to ceiling tiling and two separate toilets. The fully fenced outdoor entertainment areas both front and rear plus an oversized double remote lock up garage, makes this the ideal home for downsizers, teenagers, or the in-laws. The exceptional proximity of this property to local parks, shops, schools, and transportation presents an unmissable opportunity for potential buyers. Enjoying easy access to these amenities adds convenience and enhances the overall appeal of the location. Rental Appraisal: House - \$550 per week (approx.) Granny Flat - \$600 per week (approx.)

Features: - Light filled interior throughout, spacious indoor to outdoor. - Modernized kitchen with marble bench tops and ample storage - Ducted A/C throughout all areas - All bedrooms with built - in wardrobes - Fully gated front and backyard with an undercover pergola area at rear - Double lock up garage with an abundance of storage and access to both front and back yard areas - Both formal and informal living areas within the granny flat and the main house

Location: 750m walk to Wideview Public 160m walk to Warrina street oval 250m walk to St Bernard's primary school 650m walk to Berowra Public School 600m walk to Berowra Village Shopping Centre 4min drive to Berowra Training Wideview primary school catchment Asquith girls, Asquith boys and Mount Kuring-gai high school catchment

Rates: Water: \$265 pq Council: \$500 pq To truly appreciate what this property has to offer contact Mathew Ferraro 0416 449 073 "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.