

# 197 Mccarrs Creek Road, Church Point, NSW 2105

## House For Sale

Friday, 1 March 2024

197 Mccarrs Creek Road, Church Point, NSW 2105

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4000 m2**

**Type: House**



Callum Docker  
0299186700



Sam Thompson  
0299186700

## **Auction Guide \$2,500,000**

Set at the tip of a private cul-de-sac, this architecturally designed residence presides over a full acre, offering exceptional privacy. It's an extraordinary position with views across the treetops and a brilliant design to match. Sleek and contemporary, the dual level layout is particularly versatile and well suited for active families. You'll love the open, free flowing interiors with two generous living zones, bedrooms with shared ensuites and terraces from every room. - Innovative; glass-wrapped interiors; gently curved ceilings- Architecturally designed with a focus on family functionality- Flexible, dual level layout with two expansive living zones- 4,000sqm parcel, easterly aspect, easycare native gardens- Contemporary kitchen equipped with suite of Miele appliances- Two bedrooms per floor, each share ensuites and terraces- Deluxe bathrooms both feature separate shower and bath- Ducted and R/C air con, 10kw solar panels, guest powder room- DA approval granted for swim-spa, jacuzzi and fifth bedroom- Double carport, ample offstreet parking, wide private driveDISCLAIMER: We have obtained the above information from sources we believe to be reliable and accurate, however, interested parties should rely upon their own sources.KEY DETAILS:Council Rates \$1605.53paWater Rates \$685.64pa