

**24B Ralston Avenue, Belrose, NSW 2085**



**House For Sale**

Saturday, 13 April 2024

24B Ralston Avenue, Belrose, NSW 2085

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 263 m2**

**Type: House**



Brian Fairweather  
0299847100



Vivie Li  
02 9970 6777

## AUCTION

24B Ralston Avenue, Belrose is proudly presented by Brian Fairweather and Vivie Li of Ray White Fairweather Group.\*\*\* For more information, contact Brian on 0402 938 870 or Vivie on 0433 671 592. \*\*\*AUCTION TO BE HELD ON Thursday 9 May 2024 @ 6PM - ONSITE An exceptional display of contemporary style, easy care substantial accommodation and convenience, this impressive freestanding home offers appeal across the market. The Torrens title home nestles back from the road in a tightly held pocket, showcasing two levels of excellence and a quality array of stylish finishes. The floorplan sets the stage for effortless living featuring a flawless flow from the casual living and dining through bi-folds to the large alfresco deck and low maintenance garden. Four bedrooms provide excellent accommodation for the family or space for guests or the grandkids to stay over. The gas kitchen is well-appointed and the bathrooms fresh modern spaces. This quality home offers outstanding buying, steps to the local shops including IGA, Belrose Public School, elite John Colet School and bus services. Accommodation Features: • Spacious and stylish home, engineered flooring • Generous open plan living and dining, wall of bi-folds • Quality stone and gas kitchen with Blanco appliances • Ducted air conditioning, powder room and laundry • Four bright and spacious upper level bedroom suites • Two open out to the balcony with a district outlook • Master retreat is large with a wall of robes and ensuite • Study nook, internal access double lock up garage • Excellent natural light, under stair storage area External Features: • Set back within the 'Sugarloaf' community • Framed in low maintenance gardens, artificial grass • Substantial covered alfresco deck with seating • Garden shed, upper level front and rear balconies Location Benefits: • 140m to local shops and dining options including IGA • 240m to the 190, 260, 270 and 284 bus services to Avalon, Warriewood, Narrabeen, Terrey Hill, Duffys Forest, Chatswood, North Sydney and the City • 290m to the 141, 271, 274 and 283 bus services to Davidson, Frenchs Forest, Chatswood, Seaforth, Fairlight, Manly and the City QVB • 350m to Belrose Public School • 1km to John Colet School • 2km to Glenrose shopping • Minutes to the Northern Beaches Hospital • Davidson High School catchment • 2.7km to Covenant Christian School • 2.7km to Kamaroi Rudolf Steiner School Our offices: Ray White Killarney Heights / Ray White Narrabeen / Ray White Frenchs Forest \*\*\*\* If you don't have your finances sorted, just ask us - our Loan Market Mortgage Brokers can assist you! Call us on 9975 HOME to arrange a FREE private meeting.\*\*\*\*