

**33 Berowra Road, Mount Colah, NSW 2079**



**House For Sale**

Friday, 14 June 2024

33 Berowra Road, Mount Colah, NSW 2079

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 578 m2**

**Type: House**



Daniel Dennis  
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## Auction Saturday 13th July at 3.45pm on site

Located on the desirable east side of Mount Colah, this 2022 masterbuilt residence epitomises luxury family living. Finished to exacting standards and designed for discerning buyers seeking a home that will cater to their expanding needs, every aspect has been crafted with skill and finesse. Boasting over 250 sqm of living space with an emphasis on entertaining, step outside to a superb all-weather terrace, manicured level lawns, and a sparkling 8m in-ground pool and spa. Whether allured by the multiple living zones, custom media room, the flexible upper-level rumpus/teen retreat, or simply the meticulous attention to detail throughout, you'll fall in love with the lifestyle this property offers. Located opposite Berry Park, a short stroll leads to the train station and primary school.

- Custom built residence packed full of features for luxurious family lifestyles
- Fluid open plan living with banks of glass to the resort-style alfresco setting
- Designer Smeg-appointed kitchen with 70mm CaesarStone waterfall island
- Butler's style pantry, gas cooking, Zip tap and polyurethane cabinetry
- Elegant formal lounge and a media room with motorised blackout blinds
- Large undercover terrace with ceiling fans for large-scale entertaining
- Sparkling pool and spa with mosaic detailing and glass surrounds
- Italian outdoor pavers, manicured gardens and child-friendly level lawns
- Upper-level rumpus/teen retreat with study nook
- Four spacious bedrooms, master suite with custom walk-in robes
- 3.7m high ceilings on the main level, custom and outdoor feature lighting
- Ducted air conditioning, walk-in linen closet and copious storage
- Study, three luxury bathrooms, powder room and plantation shutters
- Internal access to the oversized garage, alarm system and CCTV entry
- Opposite Berry Park and just 600m to Mount Colah Public School
- Walk to Mount Colah station and well placed for Sydney's M1

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.