

40 Dresden Avenue, Beacon Hill, NSW 2100



House For Sale

Wednesday, 20 March 2024

40 Dresden Avenue, Beacon Hill, NSW 2100

Bedrooms: 7

Bathrooms: 3

Parkings: 2

Type: House



John Gavagna

For sale - contact agent

Discover the epitome of spacious and versatile living with this remarkable property at 40 Dresden Avenue. Boasting a substantial five-bedroom main residence and an approved two-bedroom secondary dwelling, this north-facing brick home exudes comfort and convenience. Nestled on a 645 square metre block in a tranquil cul-de-sac, this meticulously maintained home is a testament to quality craftsmanship and thoughtful design. Backing onto the picturesque Dresden Reserve and Allenby Park, with just one neighbouring property, this property enjoys unparalleled privacy and serene views of the lush bushland surroundings. The main residence offers a flexible layout ideal for accommodating a large family or generating significant rental income. Featuring five bedrooms, two bathrooms, and a double lock-up garage, this home can seamlessly transform into a seven-bedroom sanctuary with the option to utilise the attached two-bedroom secondary dwelling. Step inside the main residence and discover the open plan kitchen, dining and family room that opens to an expansive wraparound balcony providing ample space for relaxation and entertainment. Also on the same level is a sundrenched separate lounge/media room, large guest bedroom, and home office. There is ducted reverse cycle air-conditioning throughout the home offering year round comfort. Upstairs, a skylighted staircase leads to four double bedrooms, including a magnificent master suite with a private balcony and indulgent ensuite. The lower level boasts a large recreation room opening to a covered deck and a child-friendly backyard with native-inspired gardens. The attached secondary dwelling offers its own entrance, spacious lounge/dining area, and private outdoor entertaining space, perfect for extended family or rental opportunities. Conveniently located near Council-listed bushwalks, Warringah Mall, and pristine beaches, this private oasis offers the perfect blend of tranquility and accessibility. Don't miss your chance to experience the ultimate in modern living at 40 Dresden Avenue.

Detailed property description: The home can be configured as a 7 bedroom/3 bathroom/2LUG single dwelling, or an internal door can be locked to separate the attached 2 bedroom/1 bathroom secondary dwelling from the 5 bedroom/2 bathroom/2LUG main dwelling.

Main dwelling - 40 Dresden Avenue: Entry level- Sundrenched and very private north-facing front courtyard- Wide entry leads to an expansive open plan kitchen, dining, and family room- Family room opens through sliding glass doors to a very large wraparound balcony overlooking the serene bushland surrounds- Kitchen features stone bench tops, gas cook top, electric oven, dishwasher, functional island bench and large pantry- Separate north-facing lounge/media room opens to the private front courtyard- Large north-facing guest bedroom with generous built-in robes- Also on this level - powder room, separate home office, utility room, and large internal laundry

Upper level - Wide skylighted central staircase leads to four double bedrooms on the upper level- Magnificent master suite with private balcony, indulgent ensuite with a large spa bath & separate shower, and walk-in robe- The other three bedrooms all have large built-in robes and all enjoy a sundrenched aspect- Main bathroom features separated shower, toilet and vanity- Also on this level - powder room, and internal hallway access to the large double lock up garage

Lower level - Large recreation room opens to an under cover deck which overlooks the backyard- Child and pet friendly, fully fenced backyard, with well kept lawn and native inspired garden- Secure under house storage area, can also be used as a cellar and/or workshop

Attached approved secondary dwelling over two levels - 40A Dresden Avenue: Entry level- Front entrance patio accessed via the landscaped path and steps leading from the driveway- Spacious tiled open plan lounge/dining area and kitchen with dishwasher- Approved internal access door to the main residence (can be locked or unlocked)- Timber tread spiral staircase leads to the upper level

Upper level - Two bedrooms, both with built-in robes- Combined bathroom and laundry with clothes dryer

Lower level - Private under cover entertaining area

Disclaimer: We have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.