

45 Beresford Road, Thornleigh, NSW 2120



Sold House

Thursday, 2 November 2023

45 Beresford Road, Thornleigh, NSW 2120

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 916 m2

Type: House



Nathan Leuzzi
0294818600



Dion Verzeletti
0294818600

\$2,610,000

Immediately captivating, a perfect picket fence charms beyond an adored botanical haven featuring exquisite magnolias, a weeping cherry tree, and a majestic Jacaranda to introduce a stunning Hamptons-style exterior with the promise of something truly exceptional within. Designed for excellence, a first-class renovation and extension from the inside out has resulted in a flawless brand-new home crafted to the highest of standards. Calming and generous interiors deliver a seamless indoor-outdoor utopia, ideal for grand scale entertaining and cosy relaxation. Boasting multiple living spaces, tranquil bedrooms on both levels and impressive storage solutions inside and out for luxurious and practical family living. A premium Caesarstone kitchen stars an oversized island bench overseeing substantial open plan living with expansive glass sliders revealing a lavish entertaining deck. Elevated to enjoy breathtaking sunsets over the valley, year-round enjoyment has been considered with an outdoor fan, dimmable LED lights, TV connection and UV block-out pull-down shades. Meticulously maintained, the level backyard is an oasis. Elegant travertine surrounds an inground saltwater pool, lush lawns provide ample space for a game of backyard volleyball, and a beautiful landscaped rear firepit is complete with self-draining crushed granite. There's nothing to do but move in and enjoy. Set in a family-friendly street surrounded by wonderful neighbours within walking distance of bus services and Normanhurst West Public School.

Accommodation Features:

- * Hybrid pet-friendly flooring, LED downlights, high ceilings
- * Ducted air conditioning throughout with individual room control
- * New electrical, new plumbing, fully insulated
- * New internal doors, hidden TV connections, UV block-out blinds
- * Plantation shutters, three separate living areas
- * Slow combustion wood fireplace, stacking glass sliders
- * Premium Caesarstone kitchen with colourback glass splashback
- * Bosch appliances; dishwasher, induction cooktop and pyrolytic oven
- * Substantial combined butler's pantry and laundry, study/5th bedroom
- * Built-in wardrobes, carpeted upstairs bedrooms with dimmer lights
- * Master bedroom with walk-in robe and ensuite
- * Floor-to-ceiling tiles in all bathrooms, recessed shelves
- * Heat lamps, feature herringbone tiles in upstairs bathrooms
- * Walk-in showers, large soaking tub in main bathroom
- * LED mirror, LED mirror with demister in ensuite

External Features:

- * Fully reclad, covered front and rear hardwood decks
- * Brand new 8kw solar, optimisers and timers for hot water
- * Brand new windows, festoon lighting
- * Front garden with pet-friendly grass - no maintenance
- * Picket fence, weeping cherry tree, jacaranda, magnolias
- * Rear garden with Sir Walter Buffalo grass
- * Rear deck with privacy screens, outdoor fan
- * External TV point, outdoor downlights with dimmers
- * Saltwater pool with Dolphin pool robot
- * Travertine and hardwood decking surrounds, pool umbrella
- * Firepit area with crushed granite
- * Colorbond garden shed with shelves, woodshed
- * Completely flat yard, fully enclosed
- * Established orange, lemon, lime and grapefruit trees
- * Under deck storage with full door and light
- * Under house toilet, storage room/cellar
- * 3000L rainwater tank and pump
- * Garage with automatic roller door and retractable door to yard
- * Workbench within garage, fold down clothesline
- * LED flood lights to the backyard

Location Benefits:

- * 338m to 588 and 589 bus services to Hornsby and Sydney Adventist Hospital
- * 480m to Yaralla Crescent Playground
- * 900m to Normanhurst West Public School (zoned)
- * 1.1km to Thornleigh Brickpit
- * 1.1km to Normanhurst Oval
- * 1.4km to Thornleigh Golf Centre
- * 1.9km to Normanhurst Station
- * 2km to Bunnings Thornleigh
- * 2.4km to Loreto Normanhurst
- * 2.5km to Normanhurst Boys High School
- * 2.6km to Thornleigh Station
- * 2.6km to Thornleigh Marketplace with Woolworths, Dan Murphys and cafes
- * 3km to Westleigh Village with Aldi
- * 3.1km to Barker College
- * 3.7km to Harris Farm Pennant Hills
- * 3.8km to Hornsby Westfield and entertainment precinct
- * 3.9km to Hornsby Girls High School
- * 3.9km to Hornsby RSL
- * 4.2km to Hornsby Aquatic and Leisure Centre
- * 4.2km to Wahroonga Village
- * 4.3km to Hornsby TAFE
- * 4.3km to Sydney Adventist Hospital
- * 5km to Hornsby Hospital
- * Asquith Boys High School (zoned)
- * 6.3km to Asquith Girls High School (zoned)
- * 7.4km to Turramurra High School (zoned)

Convenient to St Leo's Catholic College, OLOR Waitara, Wahroonga Adventist School, Abbotsleigh, Knox Grammar School, Mount St Benedict College, Sacred Heart Catholic Primary School, Northside Montessori School, Pymble Ladies College

* Easy access to NorthConnex, M1 Motorway and M2 Motorway

Contact Nathan Leuzzi 0412 975 190
Dion Verzeletti 0413 753 695

Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.