

**45 Guardian Avenue, Beaumont Hills, NSW 2155**

MANOR

**Sold House**

Monday, 14 August 2023

45 Guardian Avenue, Beaumont Hills, NSW 2155

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 660 m<sup>2</sup>

Type: House

**\$2,160,000**

John Grima is proud to present this truly exceptional residence that effortlessly combines timeless charm with modern opulence. Nestled in the heart of Beaumont Hills, this double storey Eden Brae home is the epitome of contemporary living. With 5 bedrooms, 2 bathrooms, and a 2-car garage, this property offers the perfect balance of space and sophistication. Upon entering, you'll be greeted by the warmth of timber floors that stretch gracefully throughout the downstairs area, setting the stage for the elegant design that unfolds. The 5th bedroom on the ground floor offers versatility and convenience, while the rest of the bedrooms are thoughtfully located on the upper level for privacy and tranquility. An exquisite formal living room awaits, exuding a sense of coziness, comfort, and chic aesthetics. The main living and dining areas boast an open layout that promotes seamless connectivity, ideal for both family gatherings and entertaining guests. The modern kitchen, a true masterpiece, overlooks a timber porch that leads to a covered entertainment space. Beyond the patio, you'll discover a paradise of leisure and relaxation. The sprawling lawn yard and luxuriously modern swimming pool create a haven for outdoor enjoyment. Whether you're lounging by the poolside or hosting a summer soirée, this space is designed to cater to your every desire. As you ascend the staircase, an upstairs rumpus area welcomes you, offering additional space for recreation and leisure. The generously sized master bedroom awaits with a walk-in robe and ensuite, providing a private retreat within your own home. The remaining bedrooms are adorned with built-in robes, catering to your storage needs while maintaining an uncluttered ambiance. Practicality meets sustainability with the inclusion of 32 solar panels generating 6kw of power, exemplifying your commitment to both modern convenience and environmental responsibility. This timeless yet modern residence truly has it all – from the harmonious blend of classic and contemporary elements to the spacious layout that caters to every facet of luxurious living. Don't miss your chance to own this impeccable piece of Beaumont Hills real estate, where sophistication, comfort, and convenience intertwine seamlessly. Your dream home awaits!