

46 Edgbaston Road, Beverly Hills, NSW 2209

AUSREALTY

Sold House

Tuesday, 21 May 2024

46 Edgbaston Road, Beverly Hills, NSW 2209

Bedrooms: 3

Bathrooms: 2

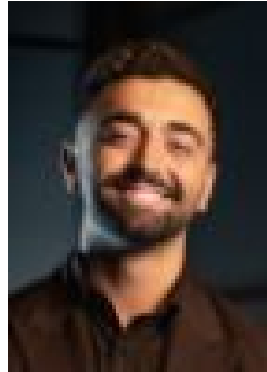
Parkings: 3

Area: 461 m2

Type: House



James Kalantzis
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Daniel Mansour
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\$1,911,500

"Our home has been the backdrop to joyful family life and countless memories. We've cherished crafting the interior to enhance family living, with features like aluminium windows with flyscreens, plantation shutters in the bedrooms, and extensive storage options. It's been a haven of joy, especially our times spent in the garden with our dog, witnessing the sunset after a bustling day. This place holds our cherished memories, and we look forward to another family finding their happiness here." - Owner- A recently updated family home that marries traditional charm with modern amenities in a welcoming community. Ideal for both young families and first-time homeowners, this property offers a blend of comfort, style, and convenience- Featuring three generously sized bedrooms, the main bedroom comes complete with an ensuite and a large robe, ensuring privacy and comfort- Two well-appointed bathrooms, including the main with floor-to-ceiling tiles, sink vanity, and glass-walled shower- Open layout living and dining area filled with an abundance of light, ideal space for functional day-to-day living and hosting guests- The kitchen is equipped with modern appliances and ample storage, making it ideal for family meals and entertaining.- Outdoor area features a large, flat backyard with potential for extensions (STCA) and is ideal for outdoor gatherings and dining- This home has been updated with new electrical wiring, natural sanded floorboards, and a recently installed front fence with an electric gate, providing both security and convenience. Air-conditioning, an internal laundry area, storage throughout, and a spacious garage add to the home's comfort and appeal- Situated close to Merv Lynch Reserve, off-lead dog parks, and diverse dining options along King Georges Road. Convenient access to Beverly Hills train station, local shopping centers, and schools underscores the practicality of its location for a balanced lifestyleWater Rate: \$244/quarterCouncil Rate: \$1,616 annually