

**47 Broomdykes Drive, Beaconsfield, Qld 4740**

**House For Sale**

Friday, 9 February 2024

**RE/MAX**

47 Broomdykes Drive, Beaconsfield, Qld 4740

**Bedrooms: 4**

**Bathrooms: 2**

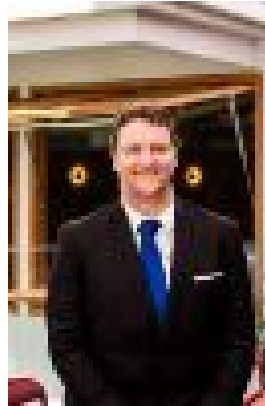
**Parkings: 2**

**Area: 801 m2**

**Type: House**



Leanne Druery  
0412758727



Ash Ryan  
0487114760

## Offers Over \$549,000

Offering ease, comfort, and convenience, this single level home is the perfect setting for your family's next chapter. Perched on an 801m<sup>2</sup> block close to schools, shops, sporting grounds, CBD, and Northern Beaches, it offers flexibility across its floorplan. Enjoy the open plan kitchen, living and dining zone - a handy hub for morning chats and evening catch-ups - with this space extending onto the enclosed patio. Protected from the elements, it's an ideal all-weather entertaining area or could be used as an office or rumpus room. Versatility continues with the sleeping quarters, featuring a multipurpose bedroom/studio/workspace with an ensuite and private entry - ideal for those seeking to set up a home business or earn rental income. Each remaining bedroom includes a built-in robe, with the main boasting direct access to a two-way main bathroom with a charming clawfoot bath. Outdoors, a large, fully fenced backyard invites endless possibilities for family fun and relaxation. Practicality is also assured, with 3.8m side access to a powered 6x7m shed and shade-sail driveway parking.

Property Specifications:

- Well maintained single level brick home on an 801m<sup>2</sup> block
- Family-friendly location, close to schools, shops, sporting grounds, CBD and Northern Beaches
- Central kitchen with ample cupboard space and breakfast bar
- Open plan living area flows onto the enclosed patio
- Main bedroom with built-in robes and access to the two-way main bathroom
- Two further bedrooms with built-in robes
- Multipurpose 4th bedroom/studio/workspace with ensuite and private entry
- Two-way style main bathroom includes a charming clawfoot bath
- Enclosed patio, ideal for all-weather entertaining or as an office/rumpus room
- Large, fully fenced backyard
- 3.8m side access to a powered 6x7m double bay shed
- Shade-sail driveway parking
- Air conditioning and ceiling fans

Rental appraisal approx. \$630 - \$660 per week and rates approx. \$1900 per half year

Why Make Beaconsfield your first choice in suburbs? Just a ten minute (approx.) drive from beautiful beaches and 15 mins (approx.) from the CBD, Beaconsfield is praised for its easy access to everything a family needs. Northern Beaches Central and Mount Pleasant shopping precincts are close, as are a host of sporting amenities, parks and a quality selection of schools. You won't want to miss this enviable property opportunity - contact The Leanne Druery Team from RE/MAX Select and arrange your inspection today. Leanne Druery - 0412 758 727 or Ash Ryan 0487 114 760.

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.