

**535 King Georges Road, Beverly Hills, NSW 2209**



**House For Sale**

Wednesday, 12 June 2024

535 King Georges Road, Beverly Hills, NSW 2209

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



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## **Auction Guide: \$950,000**

This three-bedroom, cottage-style home is located in the ultra-convenient suburb of Beverly Hills, and is perfect for keen renovators or those ready to move right in. Flooded with natural light, thanks to the large windows throughout the home, it also has a well-sized sunroom that can be used as a home office or additional living space. One of the starring features of this home is the expansive backyard, which features a grassed area and both a double lock-up garage and shed, which is large enough to house a boat or can be used for additional storage. Providing fast-track access to the M5, M8, schools and public transport, including Beverly Hills and Hurstville Train Stations and buses, this property offers the very best of both location and potential. Here are more of the highlights:

- Large, combined living and dining area located at the front of the home, which flows on through to a neat kitchen with gas cooking and dishwasher.
- Three large bedrooms bathed in natural light.
- Updated main bathroom with combined bath and shower.
- Internal laundry with an additional shower and toilet.
- Small kitchenette located at the rear of the home adjacent to the sunroom, making it super-convenient for those working from home or to use as a teenager's retreat.
- Drive-through access to the backyard and garage, which also offers ample storage underneath the house and a grassed area primed for entertaining or space for children to play.
- There are also several herb and vegetable patches, in addition to a micro-orange tree and lemonade tree.
- Additional features: Double-glazing on windows to ensure a peaceful environment plus automated ventilation in each room.
- Beverly Hills Train Station 600m away and Beverly Hills Public School directly across the road.