

6 Carbethon Crescent, Beverly Hills, NSW 2209



House For Sale

Saturday, 4 May 2024

6 Carbethon Crescent, Beverly Hills, NSW 2209

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 600 m2

Type: House



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Auction If Not Sold Prior

Welcome to "Fairview" an exquisite residence in the heart of Beverly Hills. Located within a prized cul-de-sac location, this stunning three-level home embodies elegance, comfort, designer living and ultimate convenience. This magnificent home boasts two distinct living spaces that are perfect for entertaining guests, hosting events or enjoying quiet family time. The multi-use floor plan is ideal for dual living and caters to those requiring in-law accommodation. Local and out-of-area buyers will love the open floor plan that seamlessly connects the living room, dining area, and gourmet kitchen effortlessly. A home of this calibre is one of the best in Beverly Hills and is immersed in gorgeous natural sunlight plus elevated views and tranquillity 365 days a year. This is your chance to become the lucky resident who wakes up to the tranquil beauty of lush greenery, providing a picturesque backdrop from every angle of the home. As you unwind throughout all four seasons, make memories with your loved ones in a prized street location that is highly sought after. The balanced Feng Shui energy is nice with windows strategically placed to allow the internal floor plan to bathe in natural light creating a warm and inviting atmosphere. First time offered since 1999, this home has been the place for cherished family moments, birthdays, milestone events, and celebrations. The home evokes a beautiful energy that welcomes you from the moment you enter the front door making it the ultimate package in Beverly Hills. Artists, sports enthusiasts, musicians, creative personalities, fitness gurus, campers, travellers and the like will love the tri-level design providing versatility and allowing families space. The double garages and driveway parking offer the ultimate canvas for anyone requiring multi-parking. A special treat exists with the design of the home catering to a kid's retreat, games rumpus or study nook for young children and teenagers. The floor plan will tick the boxes for multigenerational families, professional couples planning a family, interstate families looking to relocate, locals wanting to upgrade, essential workers, medical precinct staff, investors, and out-of-the-area buyers in particular from the Inner West wanting space, style, character and convenience. Positioned in a coveted community-oriented address, this home is opposite the picturesque Carbethon Crescent Reserve and nearby to the renowned Canterbury Public Golf Course. It is minutes to various educational facilities of all varying levels, quality transport options, Beverly Hills entertainment precinct, Roselands shopping, chic cafes, restaurants and parklands. Offering the perfect blend of luxury and convenience, this cherished family home offers incredible access to the City and Sydney Airport via car, bus, the M5 motorway and the locals prized walking tracks to access the train station within 15-20 minutes.

Accommodation & Key Attributes:- Five quality-sized bedrooms, various built-in wardrobes, walk-in-robe, high ceilings, hand-crafted timber detailing, privacy and wonderful natural sunlight.- Two bathrooms and two powder rooms servicing all three levels, a large internal laundry with direct access outdoors and space for a home office if required.- Lovely undercover outdoor area for all-weather entertaining, children playing games, sports, meditation, yoga and barbeques.- Landscaped gardens, beautiful cross-flow ventilation and scope for a plunge pool/spa bath STCA/CDC approval.- Two versatile living spaces, a quality separation from the formal dining area, welcoming ambience and meticulously maintained for over 25 years.- Open-plan kitchen with gourmet appliances including gas cooktop, oven, dishwasher, benchtops, abundant cupboard storage and casual dining space.- nbn® Fibre to the Curb (FTTC) connected, gas bayonet, air-conditioning, blinds, linen closet, multi-storage areas and custom wrought-iron & timber balustrades.- The garages and driveway layout are outstanding catering to car enthusiasts, tradies and travellers. Make use of the two double garages plus driveway parking suitable for a caravan, multi-car parking, motorbikes, a boat or jet ski.- Development potential exists due to the zoning for builders and developers STCA.

Local Amenities & Community Points Of Interest:- Direct School Catchment: McCallums Hill Public School, Beverly Hills Girls High School and Kingsgrove North High School are the main school catchment areas. You have access to nearby selective, private, and catholic schools if required. Examples: Regina Coeli Catholic Primary School, Imam Ali College, Our Lady of Fatima Catholic Primary School, Arkana College and St Ursula's College.- Enjoy the convenience of being just steps away from the prestigious golf course, perfect for avid golfers looking to indulge in their passion.- Premium location with quality neighbours, family-orientated community network and superb access points to neighbouring Kingsgrove, Penshurst and Bexley.- 15-minute drive to Hurstville CBD, Westfield Shopping, Event Cinemas and the local medical precinct.

Land Size: 600.7m² approx. (as per contract for sale). **Zoning:** R3 Medium Density. **Development Potential:** Yes (STCA). **Building & Pest Report Available To Purchase:** Yes. **Approximate Outgoings Per Quarter:** Council: \$550pq approx. Water: \$257.41pq approx. Patrick Wedes | 0418 356 789. Myanna Wedes | 0431 927 391. Taj Melrose | 0475 389 054. Office: 02 9599 4044. Direct Line: 02 7229 1231. Award Winning Local Specialist Family Team. Belle Property Platinum Elite Agents FY23, FY22 & FY21.*All information contained herein is gathered from sources we consider to be reliable, however, we cannot

guarantee or give any warranty to the information provided. The aerial imagery outline is approximate and to be used as a guide.