

**61 Buchanan Avenue, Bonnet Bay, NSW 2226**

**FOX & WOOD**

**House For Sale**

Thursday, 11 April 2024

61 Buchanan Avenue, Bonnet Bay, NSW 2226

**Bedrooms: 4**

**Bathrooms: 2**

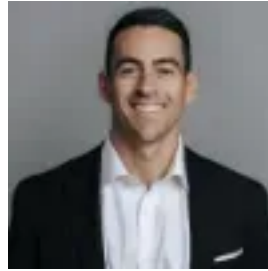
**Parkings: 2**

**Area: 556 m2**

**Type: House**



Jed Wood  
0408718118



Danny Fox  
0408718118

## AUCTION - Guide \$1,475,000

Sitting serenely at the end of a family-friendly cul-de-sac, this beautiful, grand and elevated home with a stunning view of the Woronora River. The main floor extensive, open and spacious with a large open kitchen, a sprawling living area that draws you out to the large entertainer's balcony. The bedrooms are generous in size all with built-in wardrobes, the main bedroom including a walk-in plus ensuite. The fourth bedroom is located on the ground floor and offers the potential for a home office. Why you'll love it -

- Quiet and idyllic location at the end of a family-friendly cul-de-sac with leafy outlook.
- A showstopping open plan living which is surrounded by a timber decking and takes in views of the Woronora River.
- Contemporary kitchen features granite benches and updated appliances.
- New flooring upstairs plus ducted air-conditioning.
- Family bathroom features a limestone finish plus corner bath, large shower and basin.
- All three bedrooms have built-in wardrobes, the main a walk-in plus ensuite.
- Home office or potential fourth bedroom on entry level.
- Internal access from remote double garage.
- Dual street access via the back stairs at Harding Place
- Conveniently located to Bonnet Bay Public School & local shops
- Walking distance to Lakewood City Reserve (for sports and dog walking).
- Land size 556m<sup>2</sup>
- Quarterly rates: Council \$464, Water \$228