

# 7 Guardian Parade, Beacon Hill, NSW 2100

## House For Sale

Friday, 15 March 2024

7 Guardian Parade, Beacon Hill, NSW 2100

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 900 m2

Type: House



Angelo Goutzios  
0299819400



Monika NacinovicTaione  
0452642033

## Auction | Guide \$2,950,000

Resting in a quiet cul-de-sac in the sought-after Beacon Hill community, this multi-level sanctuary stands as a testament to spacious, light-filled living amidst lush native landscapes. Nestled just footsteps from local shops, restaurants, Beacon Hill Public School, transport links, and only moments to Westfield Warringah Mall and an array of glorious beaches, this family haven provides the perfect blend of modern living and convenience. With a sprawling interior, this home features a series of formal and informal living zones, plus an open-plan contemporary kitchen with ample cupboard/bench space and top-tier appliances. This seamlessly flows onto an expansive dining area and sun-drenched terrace, creating the perfect oasis to entertain family and friends against the backdrop of a child-safe grassy yard. The accommodation comprises of four well-proportioned bedrooms with built-ins, including a master adorned with a walk-in robe and a deluxe ensuite bathroom with a bathtub, as well as a versatile home office/5th bedroom. Other highlights include a colossal games room with space for a pool table plus table tennis, two additional sparkling bathrooms, a downstairs powder room, internal laundry, and a double lock-up garage. This Beacon Hill family gem truly is a testament to the idyllic Northern Beaches lifestyle, do not miss out!! Water Rates - \$171 pq approx. Council Rates - \$467 pq approx. Total Land Size - 900 sqm approx. Internal Size - 406 sqm approx. For further information or to arrange an inspection please call Angelo Goutzios on 0422 982 909 or Monika Nacinovic on 0452 642 033. Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, Doyle Spillane Real Estate will not be held liable for any errors in typing or information. All interested parties should rely upon their own enquiries in order to determine whether or not this information is in fact accurate.