

**85B Beacon Hill Road, Beacon Hill, NSW 2100**



**Duplex/Semi-detached For Sale**

Thursday, 14 March 2024

85B Beacon Hill Road, Beacon Hill, NSW 2100

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Lidia Smith  
0299819401



Stephen Murace  
0299819400

## Bidding Guide | \$1,450,000

Nestled in a popular Beacon Hill location, this spacious 333sqm upper duplex with ocean, district and city views truly embraces the essence of Northern Beaches living. Providing a blend of modern design and convenience, this home is perfectly suited for vibrant young families, busy executives and downsizers. With a well-proportioned and sunlit interior, this duplex style home features a modern stone kitchen with ample cupboard/bench space at the heart of the home, plus a generous open plan living/dining domain, that seamlessly extends to the all-weather entertainers terrace, creating the perfect oasis to host family and friends whilst enjoying the dreamy 180 degree views from the city to the sea. The accommodation comprises of 3 generous bedrooms with built-in robes, and a sparkling full bathroom. Other highlights include a private grassy yard, your own laundry, automatic lock-up garage, ducted air-conditioning and timber floorboards in the main living domain. Conveniently positioned only moments from schools, Dee Why's shopping district, restaurants, Westfield Warringah Mall, public transport, and a short drive to an array of glorious beaches, this home is a unique offering that is more advantageous than an apartment and more affordable than a free-standing house. Representing the sought-after Beacon Hill lifestyle, this property is a prime opportunity to enter the ever-growing Northern Beaches housing market, at a very desirable price! Total Size - 333 sqm approx. Water Rates - \$171 pq approx. Council Rates - \$403 pq approx. Strata Rates - Nil (Shares cost of building insurance with 85A Beacon Hill Road) For further information or to arrange an inspection please call Matt Morley on 0418 168 932 and 9981 9416 and Stephen Murace on 0413 763 993 and 9981 9426. 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.