

# 9 & 38 Hilversum Crescent, Belrose, NSW 2085

## Acreage For Sale

Friday, 19 April 2024

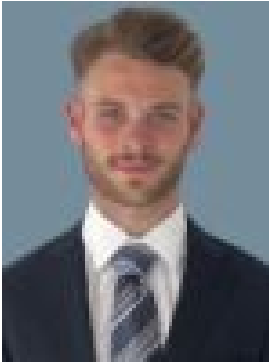
9 & 38 Hilversum Crescent, Belrose, NSW 2085

**Bedrooms: 11**

**Bathrooms: 6**

**Area: 4 m2**

**Type: Acreage**



Connor Brannan  
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## Contact Agent

CBRE, as the exclusive sales agent, is pleased to present 9 & 38 Hilversum Crescent, Belrose, to the market. This unique offering provides an unmissable opportunity to refurbish, renovate, or build a dream home (STCA) in a tranquil, country-like setting just 25 minutes\* to the city and 15 minutes\* to the beach. Spanning a total of 11.9 acres\* (48,200sqm\*) and boasting expansive 611m\* dual frontages, these properties enjoy seamless connectivity, being ideally positioned only moments from key arterial roads like Forest Way and Mona Vale Road. The properties can be purchased individually or in-one-line.

9 & 38 Hilversum Crescent, Belrose, benefits from the following key attributes:- Rare opportunity to acquire a deceased estate, the first time offered to the market in 60 years- Expansive combined land area of 4.82ha\*/48,200sqm\*/11.9 acres\* across two individual lots boasting over 600m\* of street frontage- 9 Hilversum Crescent : 2.33ha\*/23,300sqm\*/5.75 acres\*- 38 Hilversum Crescent : 2.49ha\*/24,900sqm\*/6.15 acres\*- Proximity to key amenities such as Belrose Super Centre, main arterial roads offering city-bound bus stops (Forest Way & Mona Vale Road), Northern Beaches Hospital, and Sydney's Northern Beaches- Renovators delight – a once-in-a-generation opportunity to bring your vision to life and build your dream estate on the ultimate sprawling acreage- Potential for future rezoning (STCA), a rare and highly attractive land holding- The total package, offering the tranquillity and seclusion of rural living with the convenience of quick access to Sydney's finest beaches and the CBD- Provide ample space for you, your family, and your pets to spread out and enjoy the outdoors, perfect for a hobby farm and equine activities!

Existing Improvements

9 Hilversum Crescent - 2.33ha\* Main residence is a circa 1960 built detached dwelling over 3 floors comprising 7 oversized bedrooms, multiple spacious living areas & large kitchen. Additional one-storey open plan residence dwelling of brick (rendered) construction with a terracotta tile roof comprising a living space, kitchen/dining, bathroom as well as garage space for 1 vehicle. Other key features of the property include a tennis court for recreational activities, in-ground pool and spa for relaxation, as well as various machinery sheds and workshops for practical use.

38 Hilversum Crescent - 2.49ha\* Comprises a circa 1960 built detached single-storey conventional dwelling of weatherboard construction with a terracotta tile roof comprising 3 spacious bedrooms, ample and well equipped living, kitchen & dining area as well as an elevated balcony with scenic views. Additional dwelling roofed with metal with a terrace attached at the rear comprising 1 spacious bedroom, living/dining area, kitchen & laundry. Other features of the 38 Hilversum include as well a dressage arena, stables, septic tank & various sheds.

9 & 38 Hilversum Crescent, Belrose, will be offered for sale via an Expression of Interest Campaign closing on the 22nd of May 2024 at 4:00pm. For more information or for access to the due diligence room, please contact the exclusive sales agent. Approx\*. Subject to Council Approval (STCA)