

2 Elouera Street, Beverly Hills, NSW, 2209

honer**dodd**

House For Sale

Tuesday, 10 September 2024

2 Elouera Street, Beverly Hills, NSW, 2209

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House

Position Plus Prime Leafy Location

Auction Location: On Site

Excellent opportunity to acquire this substantial 5/6 bedroom two storey family residence, ideally suits "The growing family". Abundance of space and well presented throughout with new floor coverings & freshly painted interiors.

Peaceful neighbourhood with gorgeous leafy surrounds and so convenient to Beverly Hills vibrant Shopping CBD, Cinema, Restaurants, Bus & Train Station, Roselands Shopping Centre, Parks, Canterbury Golf Course and quick easy access to M5 Motorway.

First time offered For Sale since built this spacious light filled double brick home enjoys a functional layout with generous size rooms plus bonus internal access to double side by side lock up garaging.

Property Features:

- Covered front patio/porch to tiled entry foyer
- Large formal living room adjoining RC air conditioned home office/study (possible 6th bedroom)
- Family size eat in kitchen with breakfast bar servery & pantry cupboards
- Adjoining separate dining area with RC air conditioning
- Downstairs 5th bedroom with RC air conditioning
- Internal laundry with linen cupboard plus separate wc
- Tiled foyer access to large double width garaging + storage
- Upstairs features 4 generous bedrooms all with built in robes
- Large master bedroom with additional walk in robe and ensuite
- Bright main bathroom plus separate wc
- Upstairs level enjoys fully ducted RC air conditioning throughout
- Sunny North facing, low maintenance & manicured rear yard
- Extra wide Street front on level land site area approx 464sqm

Absolute prime Beverly Hills locale with close proximity to several primary & secondary schools plus childcare pre-schools. So convenient with easy access to walking paths at door, variety of sports fields/tennis courts & swimming centre. Perfect balance offering a lifestyle of ease and connectivity with inspections highly recommended.

Approx Outgoings:

Council \$396 p/q

Water \$382 p/q