

# 31 Oxford Falls Road, Beacon Hill, NSW 2100

## House For Sale

Thursday, 4 July 2024

31 Oxford Falls Road, Beacon Hill, NSW 2100

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 620 m2

Type: House



Geoff Pickering  
0290737888

## Contact Agent

Introducing an exquisite luxury residence built by Clarendon Homes in the prestigious Paddington Malibu model. This brand new, never-before-lived-in family home offers a harmonious blend of contemporary design and premium features, set on a generous 620m<sup>2</sup> north facing block. The home boasts an impressive 287m<sup>2</sup> of internal space, encompassing 4 spacious bedrooms, including a lavish master suite with an elegant ensuite and a walk-in robe. With 3 beautifully appointed bathrooms and a double lock-up garage, comfort and convenience are assured. Experience seamless living on the ground floor, where open-plan spaces flow effortlessly from the gourmet kitchen and inviting living areas to the level backyard, perfect for entertaining or relaxing. Upstairs, discover a dedicated sleeping zone complete with a versatile media room, ideal for family movie nights or quiet moments of relaxation. The home is thoughtfully equipped with multi-zoned air conditioning throughout, ensuring year-round comfort for you and your family. Located just minutes from all main public transport links and within walking distance of Beacon Hill Public School, this residence falls within the school catchment area for the brand-new Frenchs Forest High School, currently under construction. A short stroll brings you to the proposed Frenchs Forest town centre, featuring cafes and essential services, while Oxford Falls Grammar School is also within walking distance. Embrace the opportunity to own this exceptional luxury home in a highly sought-after location, designed for an unparalleled lifestyle and ultimate family living. Don't miss out on this rare chance to secure your dream home!

- Main kitchen with 40mm Caesarstone bench tops and Miele appliances
- Separate Butler's pantry
- Enormous built in robe and ensuite in main bedroom
- Multiple inside and outside entertaining spaces
- Over sized double lock up garage
- Alfresco entertaining and level yard
- Large Lux over sized laundry