

**66 Lonsdale Avenue, Berowra Heights, NSW 2082**

STONE

**House For Sale**

Saturday, 29 June 2024

66 Lonsdale Avenue, Berowra Heights, NSW 2082

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 792 m2**

**Type: House**



Dean Finch

0425214866



Di Finch

0425226180

## Guide \$1,500,000

This charming family home offers a wealth of possibilities for future customization and improvement. Nestled in the community focused Berowra Heights, this single-story residence blends peaceful surroundings with practicality, creating an ideal living environment. Stylishly modernised, this home now boasts a modern, contemporary design perfect for entertaining. Its elevated position provides a scenic, leafy view, and its generous 792sqm lot features expansive lawns and the potential to extend (STCA). Features: \* Bright living space enjoys a fluid indoor/outdoor connection \* 3 bedrooms, 2 with built-in robes, single family bathroom \* Timber deck enjoys views encompassing the Berowra local \* Capitalise on great potential to extend living and reinvent (STCA) \* Rear terrace and lawn creates an intimate private retreat \* Stone island kitchen; meals bench, cooktop, servery \* Rendered brick in grey tones with new Colourbond roofing \* Carpeted bedrooms and polished timber floors in living areas \* Single lock-up garage, ample off street parking for 2 cars \* Garden shed, air conditioning, Land 792sqm Location: \* 16min walk to Berowra Village Shops – Coles and variety of shops & cafes \* 8 min drive to "A Secret Chief and Berowra Waters Ferry" \* Stroll to Wideview Public School 5 mins or 450m to Lonsdale Ave entrance \* 6 min walk to closes bus stop – corner Lonsdale and Woodcourt Road \* Selection of local schools and child care facilities Outgoings: Council Rates - \$494.40 per quarter Water Rates - \$171.41 per quarter (fixed rates only) To truly appreciate what this property has to offer contact Dean 0425 214 866 or Di Finch 0425 226 180 today. "We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations."