

**72 The Gully Road, Berowra, NSW 2081**

**Raine&Horne.**

**House For Sale**

Thursday, 11 July 2024

72 The Gully Road, Berowra, NSW 2081

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 798 m2**

**Type: House**



Chris Hopkins

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## Contact agent

Privately positioned on the high side of the street and embracing the peaceful leafy views of the National Park, this much loved 5-bedroom home has been meticulously renovated and modernised to offer a perfect family sanctuary, conveniently located within walking distance to Berowra Station, Berowra Public School, playgrounds, parks, and only a short drive to the shopping village and access to the M1. Features include:

- Spacious open plan lower level featuring the modern kitchen, living and dining area with tiled flooring
- Gourmet kitchen featuring a deluxe Belling induction stove, granite bench tops including breakfast bar and ample storage
- Study / home office or 6th bedroom
- Five upper level bedrooms, all with built in robes, ceiling fans, polished wooden floorboards
- Master bedroom with walk in wardrobe and newly renovated ensuite
- Sitting room with vaulted ceiling and feature lighting
- Stunningly renovated bathrooms with auto lighting, frameless glass shower screens, heated towel rails, floor to ceiling tiles, free standing bathtub to main
- Glass sliding doors lead to covered outdoor entertaining patio with ceiling fans and outdoor spa
- Beautifully maintained garden beds, swimming pool
- Polished floorboards, solar hot water, split system air conditioning to both levels, internal laundry
- Double auto lock-up garage with internal access, double carport
- 1.3km to Berowra Public School
- 1km to Berowra station
- 2.4km to Berowra Village shopping centre
- 2.3km to M1 motorway
- Land size: 798m<sup>2</sup>
- Council rates: \$472 p.q.approx.
- Water rates: \$172 p.q.approx.

"All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries"