

# 76 Lamorna Avenue, Beecroft, NSW 2119

STONE

## House For Sale

Sunday, 23 June 2024

76 Lamorna Avenue, Beecroft, NSW 2119

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1043 m2

Type: House



James Ramsay  
0288661500



Kevin Dearlove  
0288661500

## **Auction Guide \$2,200,000**

An outstanding family domain, this brick home offers broad appeal with its generously proportioned interiors and a thoughtful layout for modern functionality. It's ready to move in and enjoy with scope for value-adding transformation, and perfectly positioned with a northerly aspect on a massive, 1,043sqm level parcel, set in the catchment for Roselea Public and Carlingford High School.- Inviting, freshly polished timber flooring and new interior and exterior paint- Effortless aesthetic blending traditional charm with contemporary comforts- Gorgeous sundrenched front patio, ideal for soaking up the winter morning sun- Tranquil all-weather patio perfect for relaxation and carefree entertaining- Sprawling, secure backyard with manicured lawn and room for backyard cricket- Open-plan lounge and dining with a timber fireplace framed by broad windows- Versatile second living space, study, or home office with wall-to-wall windows- Large kitchen with breakfast bar, skylight and both front and backyard views- Sizeable bedrooms with ample natural light, two featuring built-in wardrobes- Traditional-style bathroom with bathtub and convenient separate entry toilet- Single auto lock-up garage with extra storage, internal laundry, s/s air con- Approx. 600m to buses, 1.1km to local shops and 1.2km to Roselea Public- Water Rates: \$171.41 per quarter- Council Rates: \$633.70 per quarter