



3 Warraroong Street Beverly Hills, NSW



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SOLD - Prestigious and Expansive Residence ? 592sqm (approx.)

Designed with generous proportions and balanced with the warmth of family living, this much loved 4 bedroom plus study home is ready for its new owner. As you enter the formal entry leads you to a grand timber staircase which captures centre stage. Throughout the home there are polished timber as well as tiled flooring and high ceilings. There are built-ins in all bedrooms, the main with an ensuite, walk in wardrobe, parents retreat and balcony access. Formal lounge and dining rooms are complimented with informal living and dining areas flowing out to a private covered entertainer's deck. Enjoy the space of your gourmet Tasmanian oak kitchen with granite bench tops, pantry, stainless steel appliances, breakfast bar and loads of storage. Added value is evident with 3 well-appointed bathrooms, a huge laundry, a 2 car auto lock up garage, 2 off street car spaces, alarm, ducted air conditioning throughout plus the easy care manicured front and rear gardens. An easy walk takes you to Beverly Hills railway station as well as city and suburban buses. The home is only 8.2kms from the airport...

Price: SOLD
Council Rates: \$440.00 p/q
Water Rates: \$200.00 p/q

- 4 Bed + study, main bed with ensuite, walk in robe, balcony access
- Grand formal staircase, separate lounge & dining, pol timber floors
- Gourmet granite Tasmanian oak kitchen, pantry and breakfast bar
- Informal living & dining, ducted air con, private entertainer's deck
- Close to all amenities, astute homeowners and investors be ready!

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3 Warraroong Street, BEVERLY HILLS



GROUND FLOOR



FIRST FLOOR

This floor plan is intended as a guide only. Layout dimension are approximate only. No representation or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries.