



Charming Character Home

Contact Agent

Positioned in a desirable pocket of Beacon Hill, this delightful 3 bedroom plus study home enjoys an elevated position to further enhance its charming qualities.

Boasting scope to highlight the existing colonial feel is on offer to further enjoy the existing warm and inviting feeling that the home projects.

Comprising of a formal lounge and dining area featuring an over-sized bay window that draws in an abundance of natural light. The kitchen and in-formal dining areas are adorned by ceiling to floor colonial windows which overlook the sparkling in-ground pool and backyard and enables this part of the home to radiate natural light. French doors lead you to the paved undercover entertaining patio that flows out to the laundry, additional bathroom, in-ground pool and backyard.

Three bedrooms all enjoy built-in wardrobes, whilst the main bedroom is adjoined by a separate room with French doors leading out to the patio, which would make an ideal office/parent retreat.

The lock up garage has been partially re-designed to feature an enormous rumpus room with internal and external access, separate workshop and storage rooms.

Pluses:

- + Formal and in-formal living areas.
- + Timber kitchen and in-formal dining area featuring ceiling to floor colonial windows which over-look the back yard and in-ground pool.
- + 3 bedrooms, all with built-in wardrobes, main with separate living area.
- + Front covered veranda.
- + Covered paved entertaining area off kitchen and in-formal dining areas.
- + In-ground pool surrounded by a spacious paved area and back yard.
- + Laundry and second bathroom with access from entertaining area.
- + Downstairs rumpus room with internal and external access, separate



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Amenities

- 2 Garage

work shop and storage rooms.

+ Timber floorboards.

+ Air-conditioning.

+ Ceiling Fans.

+ Off street parking for 2 cars.

With such an idyllic position to enjoy tranquility whilst being within close proximity to public transport, local shopping centres and a choice of local schools to choose from completes a perfect picture.

All it desires is someone to add a little loving care to further enhance this homes charming appeal.

Disclaimer: 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.

