

**26 Chorley Avenue, Cheltenham, NSW, 2119**

STONE

**House For Sale**

Friday, 25 October 2024

26 Chorley Avenue, Cheltenham, NSW, 2119

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kevin Dearlove  
0288661500

## **Grand family residence in catchment for Beecroft Primary, Cheltenham Girls and Epping Boys**

Showcasing a grand facade, sweeping entertainers' layout and generously sized rooms, this impressive residence overlooks beautifully manicured gardens, set on a 1,037sqm level block. Its stately ambience and spacious practicality deliver a sense of escape, just steps to Cheltenham Station and zoned for Beecroft Public, Cheltenham Girls, Epping Boys and Pennant Hills High.

- Privately positioned and meticulously maintained by sole owners for 24 years
- Thoughtfully designed layout bathed in natural light, with a sense of warmth
- Dedicated formal lounge and dining, plus informal lounge and games room
- Added versatility of a large upstairs media room, the perfect teenage retreat
- Chef's kitchen with gas cooktop, granite breakfast bar, and a walk-in pantry
- Spacious bedrooms, three with built-in robes, and a ground-floor guest room
- Oversized master with his and her WIRs and lavish ensuite with corner bath
- Family size bathroom includes corner bathtub and separate entry toilet
- Two outdoor patios, one with an outdoor kitchen, overlooking tropical gardens
- Ground-floor guest powder room, internal laundry with direct outdoor access
- Double auto lock-up garage with internal access, storage, and security alarm
- Ducted zoned air con, solar system, stunning Flooded Gum timber floors
- Approx. 280m to Cheltenham Station and buses, and 1.3km to Beecroft Village