

**5/44-46 Beauchamp Road, Hillsdale, NSW, 2036**



**Townhouse For Sale**

Tuesday, 12 November 2024

5/44-46 Beauchamp Road, Hillsdale, NSW, 2036

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Townhouse**



Timothy Gorring

## **A contemporary family sized townhome**

Secluded to the peaceful and private rear of a boutique collection, this quality three-storey townhome is perfectly configured for family life in a quiet spot just 600m to Heffron Park with Matraville Public School at the top of the street. Newly refreshed interiors, stylish contemporary finishes and a landscaped courtyard garden with internal access to an enormous triple lock-up garage making for easy living. On the border of Matraville, an easy drive to Maroubra Beach, the immaculately presented three-bedroom home makes a superb alternative to a semi or terrace with over 180sqm of indoor/outdoor living space and a private entry adding to its house-like feel. Surrounded by pocket parks, 350m to child-friendly Rhodes Street Reserve, the wide-fronted townhome is 700m to Matraville shopping village and Woolworths and 400m to the city bus with excellent transport links to Maroubra Beach and Little Bay.

- Landscaped garden entry and level access, 259sqm on title
- A bright east/west aspect, optimal natural light and air flow
- 3 large bedrooms with built-in robes, new quality carpet
- Enormous top floor master with an ensuite and sitting area
- 2nd bedroom opens to a sunroom or ideal study/sitting room
- Whole-floor living and entertaining, fluid in/outdoor living
- Established courtyard garden with a lush green wall backdrop
- Sleek stone-topped gas kitchen, stainless steel appliances
- 2 stylishly appointed bathrooms, marble mosaic tile finishes
- Separate powder room and a full-sized internal laundry
- 70sqm triple lock-up garage with storage (internal access)
- Surrounded by parks and cycleways, 400m to the city bus
- 600m to Heffron Park's sports facilities and aquatic centre
- 650m to Southpoint shops, 1.5km to Westfield Eastgardens
- A superb alternative to Maroubra with easy access to beaches
- Rates: Water \$180pq, Council \$218pq, Strata \$1553pq (All approx.)

Contact Timothy Gorrington 0438 822 281  
Shaun Stoker 0424 172 217

Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))