# 22 HAWTHORN PLACE, CHERRYBROOK, NSW, 2126

Hills Estate Group













# SOLD

## SOLD BY ZACK BERDI - HILLS ESTATE GROUP

Tucked away in a quiet cul-de-sac, this charming single-level residence presents an outstanding entry-level opportunity in Cherrybrook. Perfect for first home buyers, downsizers, or those keen to embark on a renovation or rebuild project (STCA), this property is bursting with potential. Set on a generous, level 763sqm block, the home offers a solid foundation for updates or extensions, allowing you to bring your vision to life.

Inside, you'll find four spacious bedrooms, each fitted with built-in wardrobes and ducted air conditioning for year-round comfort. The master suite features its own ensuite and built-in storage.
The kitchen is well-equipped with a natural gas cooktop, dishwasher, and plenty of cupboard space. A sun-drenched living area complements the large dining room, which comes complete with a built-in bar—ideal for entertaining. A separate meals area flows effortlessly out to the backyard, where a covered outdoor space and level lawn create a peaceful setting for gatherings or relaxing evenings.
Additional highlights include a double lock-up garage with internal access, a workshop-sized storage area, and a wide driveway offering ample off-street parking.

Prime Location Features:
• Easy walk to Appletree shops, including medical centre, café, and bakery
• Nearby local buses and the upgraded Appletree Family Park
• Zoned for top-rated schools: John Purchase Public and Cherrybrook Technology High

Whether you're looking to renovate, invest, or simply settle into a family-friendly community, this versatile home is brimming with opportunity in one of Cherrybrook's most desirable pockets.

## 4 BED | 2 BATH | 2 CAR

PRICE:
$2,250,000

OPEN FOR INSPECTION:
N/A



**Zack Berdi**
**0417772077**
zackberdi@hillsestategroup.com.au
www.hillsestategroup.com.au




SITE PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

22 Hawthorn Place,
Cherrybrook

**Zack Berdi**
**0417772077**
zackberdi@hillsestategroup.com.au
www.hillsestategroup.com.au

All dimensions are approximate and for illustrative purposes. Interested parties should rely on their own enquiries. Floor Plans by ShutterBooth Sydney.

Hills Estate Group