



**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**



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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,  
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All dimensions are approximate and for illustrative purposes. Interested parties should rely on their own enquiries. Floor Plans by South Coast by One