



PRICE GUIDE: \$1,351,000.00

Area: 411 m2

17 Berrille Road, NARWEE

UNDER CONTRACT

Positioned in one of Narwee's most sought after pockets, set in a quiet and convenient street, offering a park-side setting and backing onto as well as overlooking Rasdall Park. Beautifully presented and much loved 2 storey 4-5 bedroom Clarendon home with generous proportions throughout, that include 3 living areas as well as combining the following features:

- ? Spacious main bedroom with walk in wardrobe and en-suite
- ? All other bedrooms immaculately presented
- ? Separate study currently used as 5th bedroom
- ? New kitchen with stone bench tops, gas cooking & quality appliances
- ? Informal dining area adjoining the gleaming kitchen
- ? Formal lounge area leading to formal dining room
- ? Upstairs rumpus area ideal for kids or parents retreat
- ? Double remote garage with additional storage
- ? Massive family room flowing to patio and sunny deck, ideal for entertaining or alfresco dining.

Manicured entrance, gardens and landscaped areas complete this beautiful home. Only 500m to Narwee station, shops & Narwee Public school, with Roselands Shopping Centre approximately 2.0km away.



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argyproperty

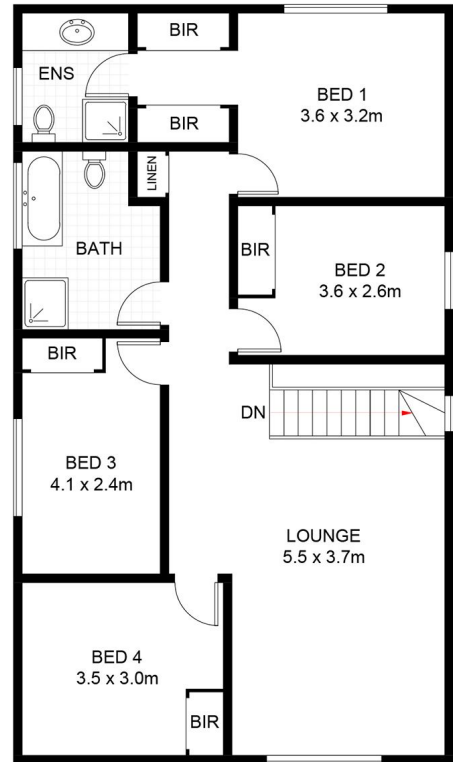
OFFICE

02 9588 4888



GROUND FLOOR

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



FIRST FLOOR



17 Berrille Road, Narwee

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.