







17 Hedgeley Drive, Berwick

An Enviable Address for Refined Family Living & Entertaining

Nestled within an established and desirable pocket of Berwick, this beautifully presented family residence delivers an appealing combination of generous proportions, versatile living spaces and effortless indoor-outdoor entertaining. Set on a substantial 577m² allotment, the home offers a wonderful sense of comfort and privacy, creating an inviting sanctuary for families seeking a lifestyle of space and convenience.

Beyond the welcoming entrance, a thoughtfully designed interior unfolds into a series of spacious living zones, providing the perfect balance between relaxation, family connection and entertaining. The light-filled living and dining areas create an inviting atmosphere, while a generous multipurpose space offers exceptional flexibility, whether envisioned as a home office, additional lounge or a private retreat. At the heart of the home, the well-appointed kitchen connects seamlessly with the family and dining areas, bringing practicality and everyday comfort together.

Accommodation is equally impressive, comprising three well-proportioned bedrooms, including a generously sized master suite complete with a walk-in robe and private ensuite. The remaining

3 2 2

FOR SALE
$790,000 - $850,000

VIEW
Sun 22nd Nov @ 10:00AM - 10:30AM

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bedrooms feature built-in robes and are conveniently serviced by a central family bathroom, separate toilet and dedicated laundry, ensuring comfort and functionality for the entire household.

Designed with entertaining in mind, the expansive covered alfresco area provides a wonderful extension of the home's living spaces. Featuring an outdoor BBQ area, timber decking and ample room for alfresco dining and relaxation, this inviting setting is perfect for hosting memorable gatherings with family and friends.

Complemented by established greenery and an easy-care backyard, the outdoor environment offers a beautiful balance of privacy, comfort and low-maintenance enjoyment. A double garage and garden shed complete the home's practical appeal.

Key Features:
" Generous 577m² allotment approximately
- Three spacious bedrooms
- Two sleek bathrooms
- Multiple living zones offering comfort and flexibility
- Well-appointed kitchen adjoining the family and dining areas
- Expansive covered alfresco with timber decking and outdoor BBQ area
- Beautifully established gardens and low-maintenance outdoor spaces
- Ducted heating for year-round comfort
- Double garage with internal and rear access
- Garden shed
- Desirable Berwick location with excellent family appeal

Positioned for an enviable lifestyle, the home enjoys convenient access to a selection of local schools, picturesque parks, shopping destinations and recreational facilities. Berwick Village and Eden Rise Village offer a wonderful variety of shopping, dining and everyday essentials, while nearby transport links and major road connections provide easy access to the surrounding suburbs and beyond.

DISCLAIMERS:
Every reasonable effort has been made to ensure the accuracy of the information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.
The floor plans provided are for illustrative purposes only and should be treated as such. No liability is accepted for any inaccuracies or omissions in the details or dimensions represented.
As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection.

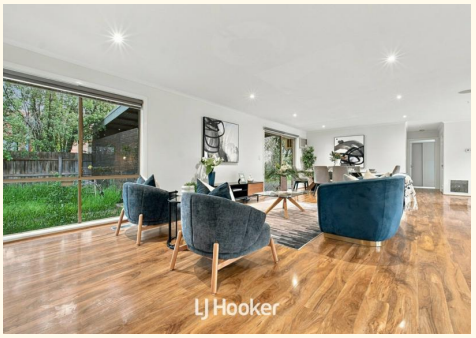
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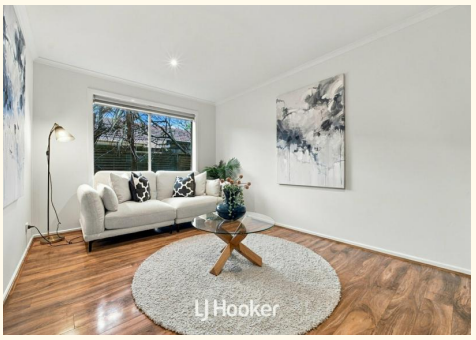
MORE DETAILS

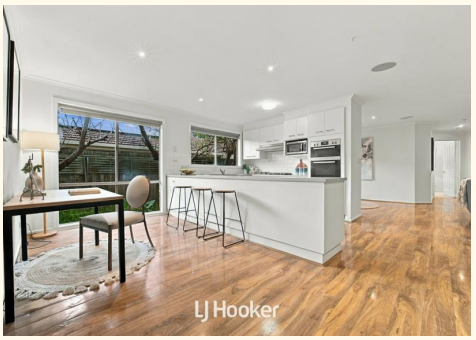
Property ID	AD5HWR
Property Type	House
Land Area	577 m2

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Floor Plan



BUILDING AREA: 147 m² (APPROX.)

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* Dimensions are approximate and for illustrative purposes only

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