







63 Fairground Promenade, Berwick

Luxurious, High-Quality Family Haven in a Prestigious Minta Estate Location !

Perfectly positioned in the heart of the highly sought-after Minta Estate, this exquisite Henley residence combines boasting square-set finishes throughout luxury, quality, and effortless family living. Superbly located within walking distance to parks, scenic trails, and some of the area's top schools, this home offers the ultimate blend of comfort, convenience, and modern low-maintenance living..

Step into the grand entry, where a dedicated study and a private theatre room await, offering versatile spaces for work and entertainment. The heart of the home is the expansive open-plan living and dining zone, seamlessly integrated with a modern kitchen that boasts a walk-in pantry, premium appliances, and a practical butler's pantry.

A sliding door opens to the alfresco area, creating the perfect indoor-outdoor flow for entertaining or enjoying quiet family evenings. The ground floor is completed by a convenient laundry, powder room, and internal access to the double garage.

4 2 2

FOR SALE
$1,075,000 to $1,150,000 - Henley 41 square Home!

VIEW
Sat 17th Oct @ 10:00AM - 10:30AM

AGENTS
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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

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The upper level is dedicated to rest and relaxation. The luxurious master suite features a spacious bedroom, a private balcony, a fully equipped ensuite, and a dressing room. Three additional bedrooms, all generously sized, include built-in and walk-in wardrobes. These rooms share a well-appointed central bathroom and an additional powder room for extra convenience. A central leisure area provides a cozy space for family bonding or a quiet retreat.

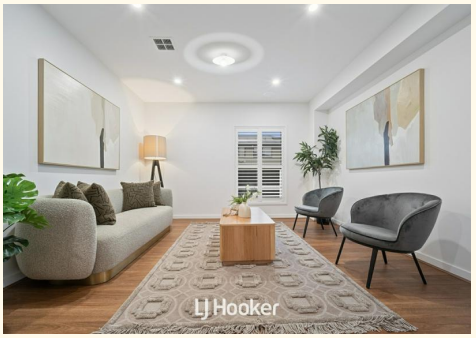
Key Features:
- Four bedrooms, including a master suite with ensuite, dressing room, and balcony
- Two full bathrooms and two powder rooms for convenience
- Multiple living zones, including a theatre, study, and leisure area
- Modern kitchen with butler's pantry and walk-in pantry
- Spacious alfresco area for outdoor entertaining
- Double garage with internal and external access
- Low-maintenance landscaping
- Cooling: YES
- Heating: YES
- Prime location

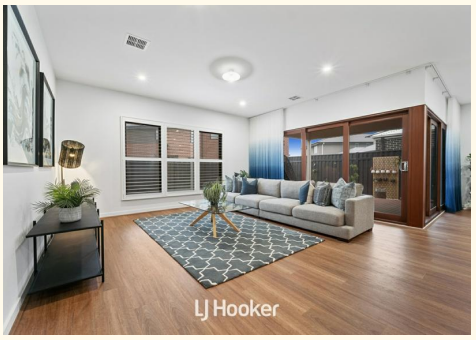
63 Fairground Promenade, Berwick is a property that promises effortless living with elegance. Don't miss the opportunity to experience it for yourself!

DISCLAIMER: All stated dimensions are approximate only. Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any relevant matters.

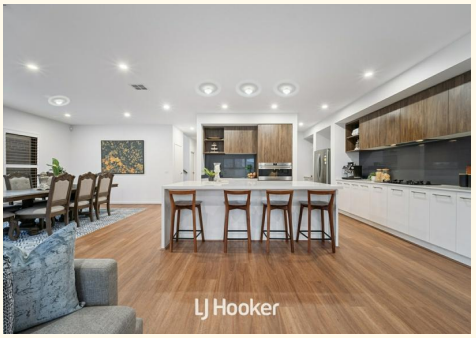
MORE DETAILS

Property ID	839HWR
Property Type	House
Including	Study











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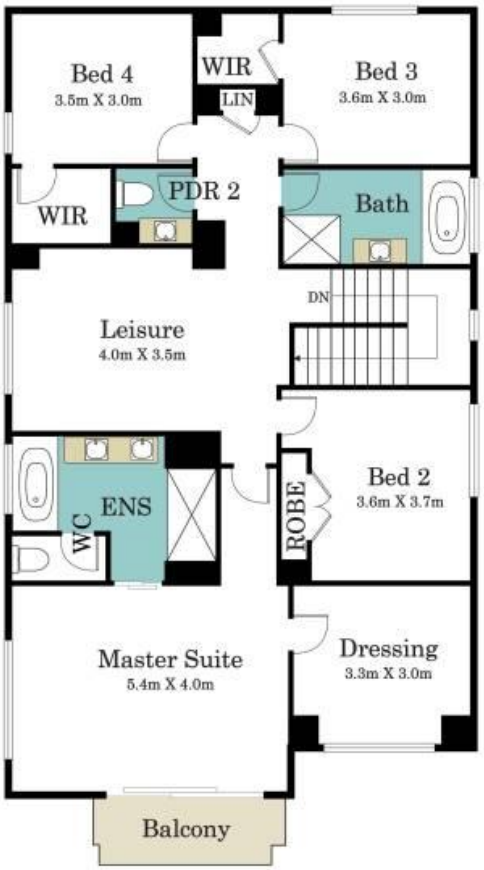
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Ground Floor



First Floor



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