

70 Telford Drive, Berwick

## An Elegant 3-Storey Family Sanctuary with Unrivalled Parkside Living

Perfectly positioned in one of North Berwick's most prestigious and tightly held enclaves, this remarkable 3-storey residence is a masterclass in scale, sophistication and contemporary family living. Commanding a prized position with a picturesque park directly at the rear, the home offers an exceptional lifestyle where expansive interiors meet serene green surrounds.

Designed to accommodate large and multi-generational families with absolute ease, this impressive residence showcases seven generously proportioned bedrooms, including two luxurious master suites with private ensuites-one conveniently located on the ground floor, ideal for guests or extended family, and a grand master retreat on the first floor, providing privacy and comfort for the homeowners.

Every level has been thoughtfully crafted to balance elegant entertaining with everyday functionality, offering an abundance of living spaces that cater to every stage of family life.

Property Highlights:

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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### AUCTION

Sat 7th Nov @ 3:00PM

### VIEW

Sat 24th Oct @ 4:00PM - 4:30PM

### AGENTS

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### AGENCY

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- Prestigious 3-storey residence with exceptional proportions and timeless street appeal
- 7 spacious bedrooms, ideal for growing or multi-generational families
- " 2 luxurious master suites with ensuites —one on the ground floor and one on the first floor
- Multiple living zones thoughtfully positioned across three levels
- Dedicated home theatre for the ultimate cinematic experience
- Light-filled sunroom capturing tranquil park views
- Elegant formal and informal living areas designed for both relaxation and entertaining
- Covered alfresco entertaining area for seamless indoor-outdoor gatherings
- Private indoor spa, creating a luxurious wellness retreat at home
- Versatile dual-living configuration, ideal for extended family, teenagers or guest accommodation
- Spacious garage/studio with additional flexibility
- Directly backing onto parkland, delivering uninterrupted leafy views and a peaceful natural setting
- Situated in the highly sought-after North Berwick precinct
- Comfortable walking distance to the beautiful Wilson Botanic Park, offering lakes, walking trails and landscaped gardens

### A Residence Defined by Luxury, Space and Lifestyle

From elegant family gatherings to grand-scale entertaining, this distinguished home offers a lifestyle rarely found. Relax in the theatre room, unwind in the indoor spa, bask in the natural light of the sunroom, or host unforgettable occasions beneath the covered alfresco—all while enjoying the serenity of a parkland backdrop.

Blending refined design with exceptional versatility, this magnificent residence presents an outstanding opportunity to secure one of North Berwick's most substantial and prestigious family homes—a place where luxury, comfort and timeless elegance come together effortlessly.

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.

### MORE DETAILS

Property ID                      A4XHWR  
Property Type                  House

**Quinnie Hua 0401 661 742**

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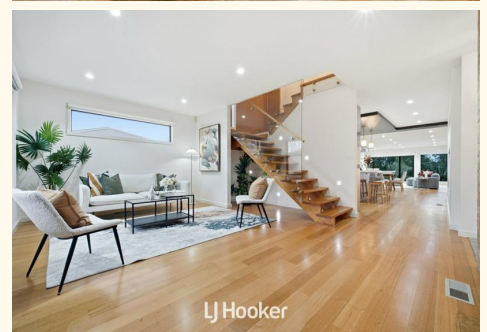
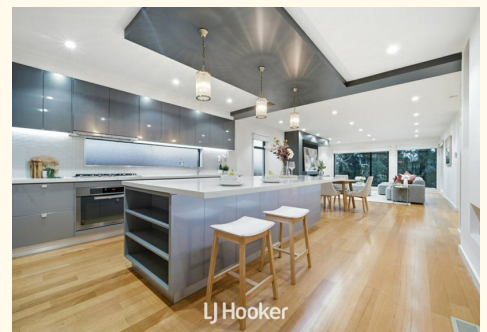
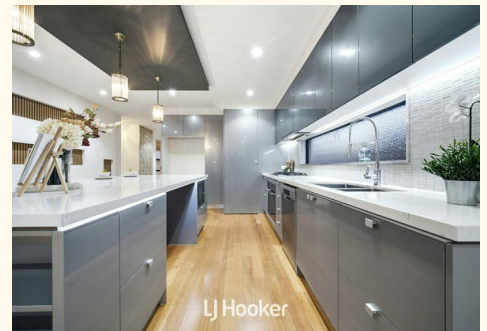
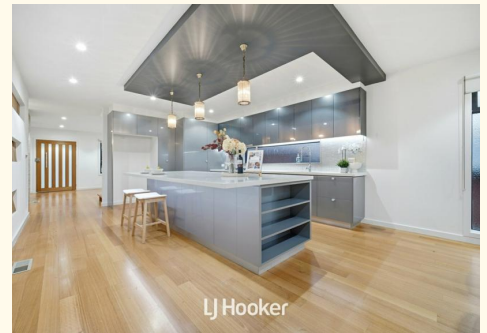
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## Ground Floor



## Basement



## First Floor



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\* Dimensions are approximate and for illustrative purposes only

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