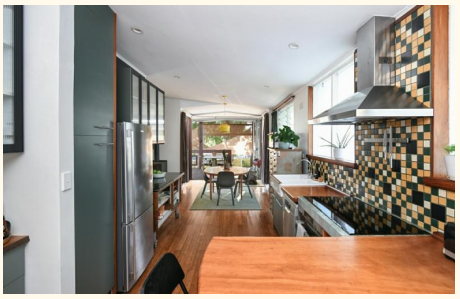

13 Villiers Place, Cromer

A Little Out Of The Ordinary

Positioned in a quiet cul-de sac, this well-designed brick home offers generous space, flexibility, and a peaceful, private setting ideal for a range of lifestyles. Comprising four bedrooms, including a master with walk-in robe and ensuite, the forth bedroom can be used as a home office with a built-in desk, perfect for working or studying from home.

The interior flows seamlessly from a comfortable lounge into a dedicated dining area and a practical kitchen with adjoining meals space, creating an easy and functional layout for everyday living. A central bathroom, separate WC, and internal laundry, which doubles as a convenient servery for entertaining, enhance the home's practicality.

Set in an elevated position with a leafy outlook from most rooms, the home enjoys excellent natural light and a strong sense of privacy. Outdoors, multiple entertaining zones include a covered deck, open-air deck, fire pit area, and a sheltered backyard (590m2 land area), ideal for relaxing or hosting family and friends. Unique features such as a Nectre fireplace with cooktop and oven, outdoor shower, chicken coop, and a built-in fish tank add both character and functionality.

Showcasing many handcrafted elements, including timber doors, external stairs, balustrades, and handrails, the home has a warm,

4 2 2

FOR SALE
$1,825,000

AGENTS

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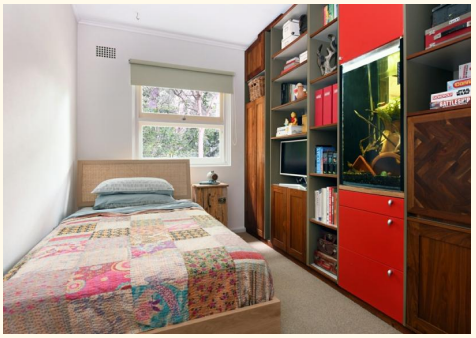
Interested parties must rely solely on their own enquiries.

LJ Hooker

bespoke feel throughout. Additional highlights include double carport parking, plus room for one more vehicle, generous under-deck storage, and a layout perfect for young couples, families, entertainers, and creatives.

Conveniently located close to local schools, parks, shops, and beaches, including Long Reef Beach and Headland and Narrabeen Lake, and just 450m to the 180 bus stop, this is a well-rounded property offering space, charm, and lifestyle appeal for young couples looking to create a future family home, as well as families, entertainers, and creatives.



MORE DETAILS

Property ID	1NUYGAX
Property Type	House
Land Area	590 m2
Including	Ensuite
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

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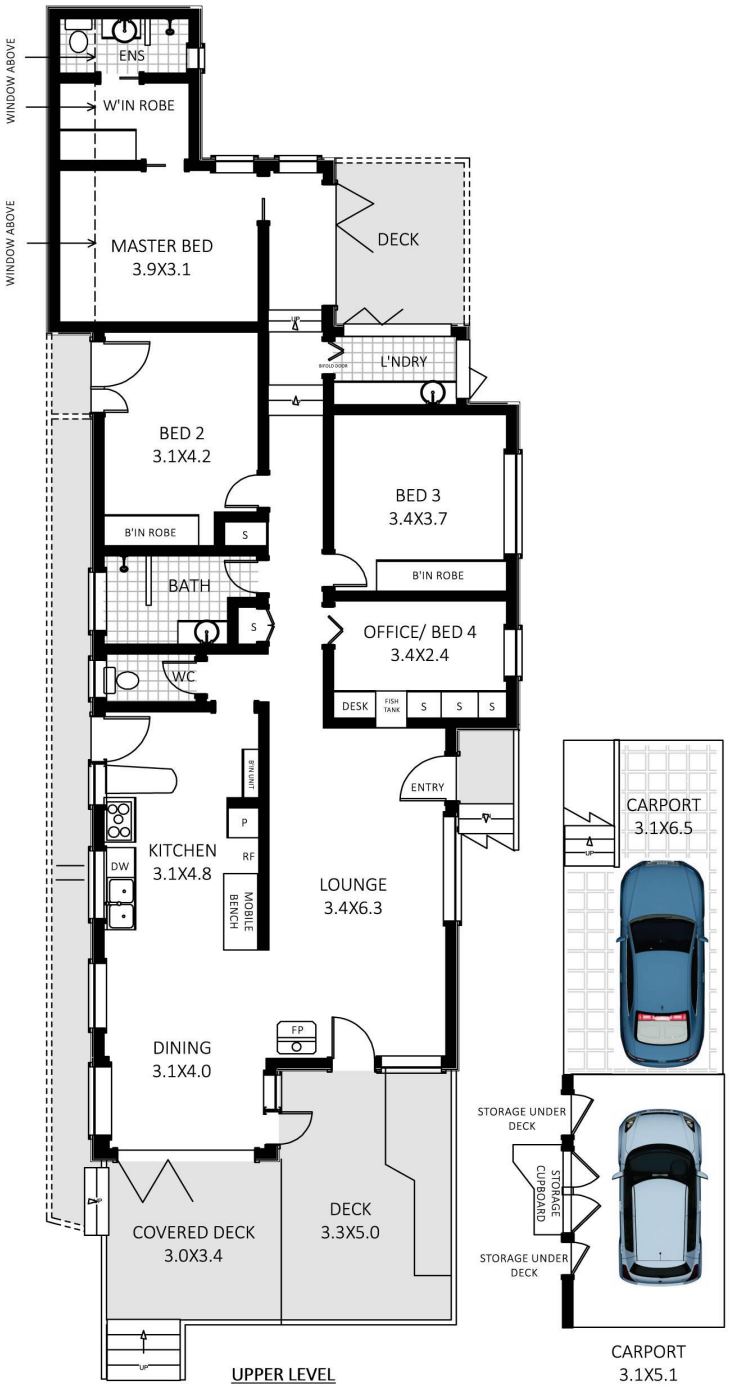

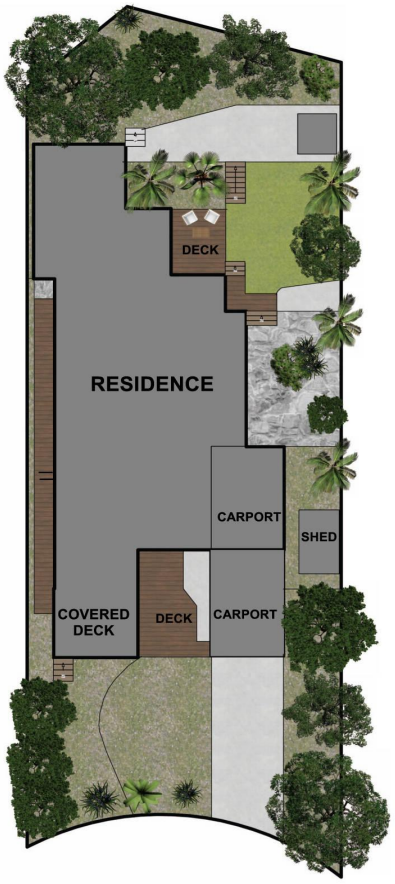

GENERAL SITE PLAN
(NOT TO SAME SCALE)

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Dee Why

13 Villiers Place, Cromer

Measurements are indicative and in metres. The site plan and floor plan are not to scale. Bushes and trees are placed for illustration purposes. Plans should not be relied on and interested parties should make and rely on their own enquiries.

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