



73 Beechwood Avenue, Greystanes

## ELEVATED FAMILY ICON IN GREYSTANES' MOST TIGHTLY HELD POCKET!!!

Positioned high in one of Greystanes' most tightly held and consistently sought-after streets, this substantial full brick residence presents a rare auction opportunity for families who understand the value of space, construction quality and long-term flexibility.

Built in 1989 with concrete slab construction across every level and finished with enduring terracotta roof tiles, this is a home that was built once & built properly. Homes of this scale and solidity are increasingly scarce and almost impossible to replicate today.

From the moment you enter, the home delivers presence. Arched architectural details, exposed brickwork, solid timber doors and high ceilings create a sense of strength, character and volume that immediately sets it apart from standard offerings.

The floorplan is expansive and highly functional, offering multiple formal and informal living zones designed for both large-scale entertaining and practical family living. There is genuine separation of space without losing flow.

5 4 3

### AUCTION

Sat 30th May @ 11:00AM

### VIEW

Sat 9th May @ 10:45AM - 11:15AM

### AGENTS

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### AGENCY

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At the heart of the home, the well-maintained kitchen connects seamlessly to dining and living areas and extends to an outdoor alfresco entertaining space. Multiple balconies enhance the home's elevation, capturing sweeping north-facing district outlooks and natural light throughout the day.

Accommodation is substantial, with five oversized bedrooms positioned on the upper level. The master suite includes a walk-in wardrobe, private ensuite and its own balcony retreat. A well-designed three-way main bathroom services the remaining bedrooms with ease.

A defining feature is the separate-entry lower level, offering bedroom, living area, full bathroom and storage. This is a true flexible space &mdash; ideal for extended family, independent living, guest accommodation or a private home office setup.

Set in the quiet, established Beechwood Avenue pocket, the home is surrounded by quality residences and strong owner-occupier appeal. Schools, parks, shopping centres and transport are all close by, while the elevated position delivers privacy and outlook rarely found in comparable homes.

#### KEY FEATURES

- Full brick construction with concrete slab on every level
- Built 1989 with terracotta roof tiles
- Elevated position with north-facing district views
- 5 oversized bedrooms, master with ensuite, WIR and balcony
- Multiple formal and informal living zones
- Character features: arched walkways, exposed brick, solid timber doors
- High ceilings enhancing scale and natural light
- Central kitchen with breakfast bar flowing to living, dining and lounge areas
- Alfresco entertaining area and multiple balconies
- Separate-entry lower level with bedroom, living and bathroom
- Ideal for multi-generational living, guests or home business
- 4 bathrooms, including three-way main bathroom
- Triple garage with internal access
- Extensive under-house storage
- Ducted air conditioning and ducted vacuum system
- Alarm system
- Internal laundry with external access

Opportunities of this scale, construction quality and flexibility in this pocket are tightly held and rarely released&mdash;this is a genuine auction-level offering for buyers who understand long-term value.

## MORE DETAILS

Property ID 15Y7H8W  
Property Type House  
Land Area 555 m2

**Karen Beebar 0417 696 435**

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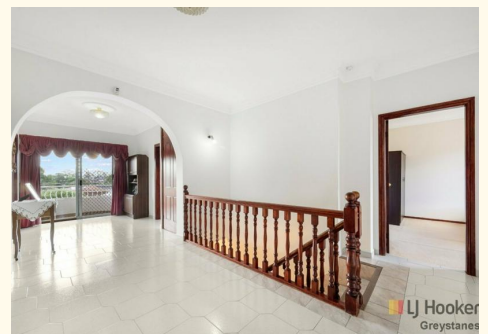
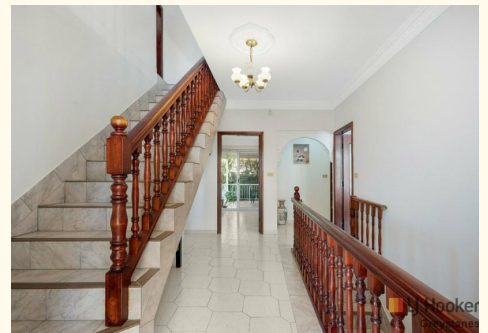
**Chanelle Wiles 0414 017 481**

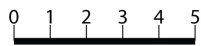
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