



## 20 Lightwood Way Beaumont Hills NSW

4 3 2

Privacy is paramount with this wonderful family home, set in a quiet location with a leafy bush outlook. Upon entry you'll be impressed by the 2.7m high ceilings and welcoming flow through the multiple living areas. The large recently renovated gas kitchen with 40mm benchtops and island breakfast bar integrates seamlessly with the meals and family living.

The accommodation upstairs includes a huge master suite with walk-in robe, ensuite and balcony for that morning coffee. The three additional over-sized bedrooms all come with built-in robes. The study downstairs could easily become a fifth bedroom and is adjacent to a full third bathroom, perfect for in-law accommodation or as a guest room.

When you consider the convenience of walking the kids to

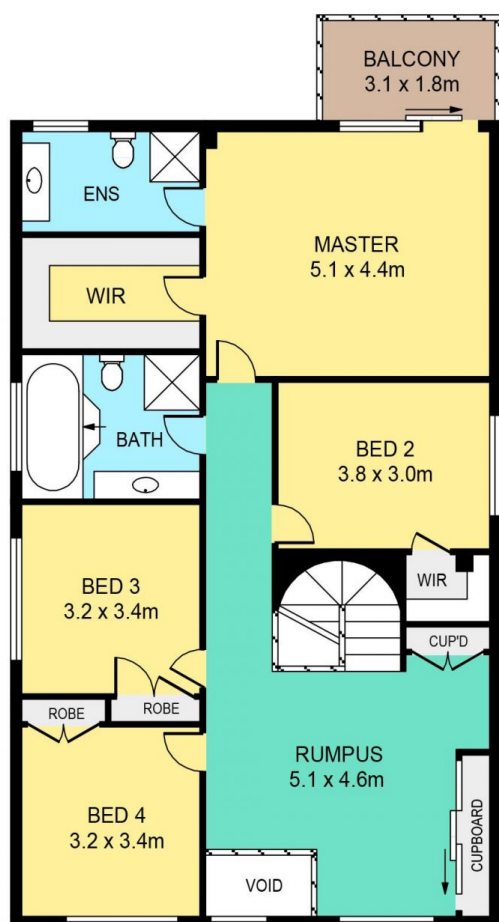
**Price** : \$ 1,556,000  
**Land Size** : 493 sqm  
**View** : <https://www.theavenuerealestate.com.au/7083795>



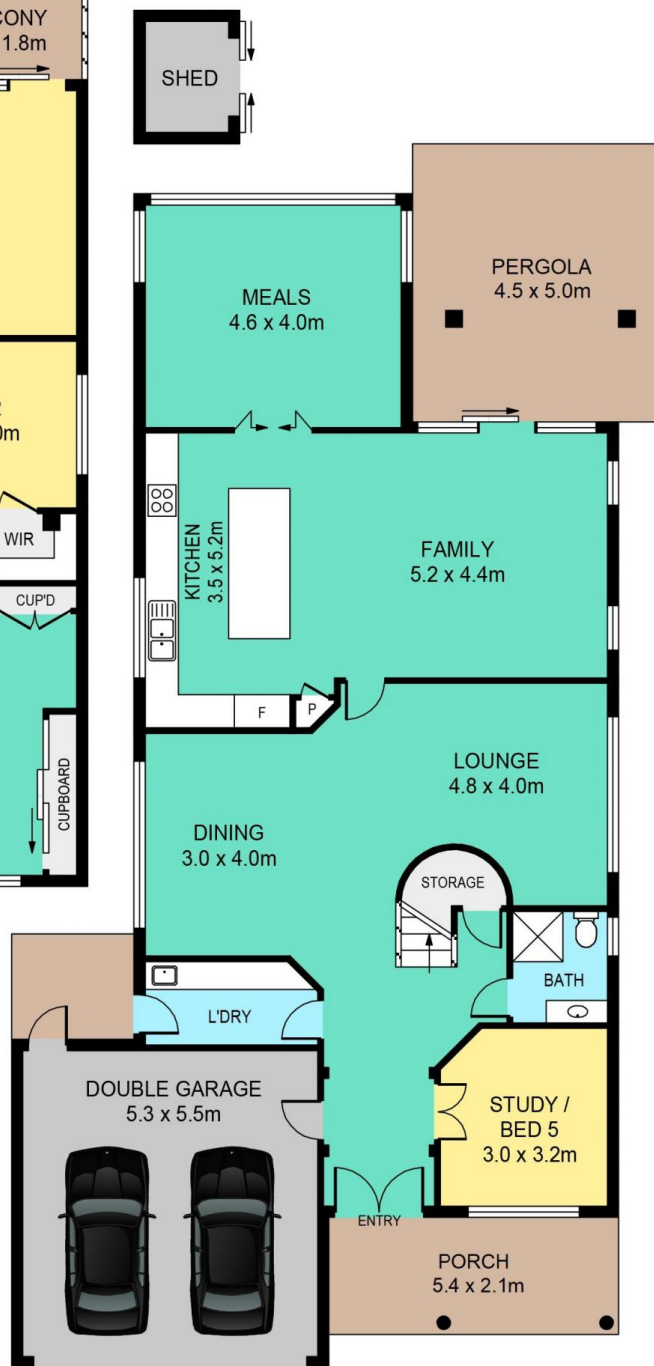
**Steve Cole**  
02 9634 3444



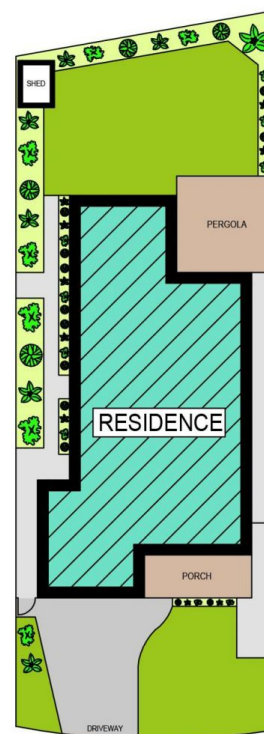
**Chris De Celis**  
02 9634 3444



FIRST FLOOR



GROUND FLOOR



SITE PLAN

## 20 LIGHTWOOD WAY, BEAUMONT HILLS

**DISCLAIMER:**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

INTERNAL	242sqm
EXTERNAL	37sqm
GARAGE	29sqm