



45 Eden Avenue Turramurra, NSW

4 bed | 2 bath | 4 car

## Superb light filled entertainer's sanctuary, picture perfect setting

A captivating gem, nestled serenely at the end of a cul-de-sac and surrounded by sprawling lawns, gardens and the magnificent expanses of the adjoining National Park, this exceptional home epitomises a true family retreat. Extending over a single level, living couldn't be easier, spilling out to a generous deck, a pool and a versatile studio/retreat or office with toilet and laundry. The home is full of charm and appeal, superbly presented and ready to enjoy. It boasts an abundance of parking and serenity footsteps to the bus and Turramurra High School.

- Nestled back from the road, set amidst manicured gardens
- Inviting street appeal, framed in expansive front verandahs
- High ceilings, excellent natural light, timber floorboards
- Substantial family room with a stunning stone clad fireplace
- Quality stone kitchen with island bench and walk-in pantry
- Large dining room, wall of bi-folds open to the generous deck
- Spacious alfresco deck, views over the lawn and saltwater pool
- Artificial grass area, versatile studio with toilet and laundry
- Bright bedroom retreats, most with robes, reverse cycle a/c
- Under deck storage area, abundant off street parking spaces
- Ducted underfloor gas heating throughout

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