



45 Mimosa Road Turramurra, NSW

4 bed | 2 bath | 3 car

Characterful Family Entertainer Amid Beautifully Kept Gardens

Exuding timeless character and charm, this single level home is tucked privately away in a quiet, tree-lined street, inviting families to enjoy its spacious living areas, wrap-around balconies and landscaped lawns. Showcasing a seamless indoor-outdoor flow, be welcomed by the large north-facing family and dining area that leads through to a generous family room adjoining the well-appointed kitchen. Lovingly maintained by the current owner for forty years, the home has been meticulously updated with modern bathrooms, air conditioning, gas-cooking and Smeg appliances. Positioned in the catchment area for Turramurra Public and Turramurra High Schools, bus 571 provides easy access to Turramurra Station and surrounding shops, cafes and restaurants.

Property Features:

- Expansive L-shaped living and dining room enjoys a sundrenched northerly aspect
- All four bedrooms with built-in-wardrobes; master with en suite and access to rear balcony
- Well maintained kitchen with gas cooking and a full suite of Smeg appliances
- Second family room adjoins kitchen with floor to ceiling picture windows letting in plenty of light
- Easy indoor-outdoor flow aided by wrap around balconies and landscaped rear lawn, ideal for entertaining
- Both bathrooms are renovated and modern
- Reverse cycle split system Fujitsu air-conditioning in kitchen and family room

Craig Marshall

m: 0410 699 688

t: 02 9061 3175

e:

Jessica Liu jessical@themarshallgroup.com.au

m: 0481 557 789

u: 02 9061 3175

e:

jessical@themarshallgroup.com.au

u