






### 33 Old Berowra Road Hornsby NSW

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For those wanting to fulfill their dreams of owning a charming cottage on a great piece of land - This could be the one for you! The cottage has the elusive and sought after 'olde worlde charm' and charisma that tugs at your heart strings the moment you pull up at the front gate.

Walk through the home and look out from the desk across the back garden and you will be smitten

Approx. 1300m2 of flowing lawns and gardens bathed in sunshine for you and your family to enjoy; vegie gardens, cricket/ football games etc.

Along with the above and situated in the back garden stands a large fully lined single garage that has been extended at the rear to form an expansive rumpus/guest accom./ office with its own bathroom. With plenty of room to include a kitchen area. This building could very easily become a fully self contained flat to help pay off the mortgage.

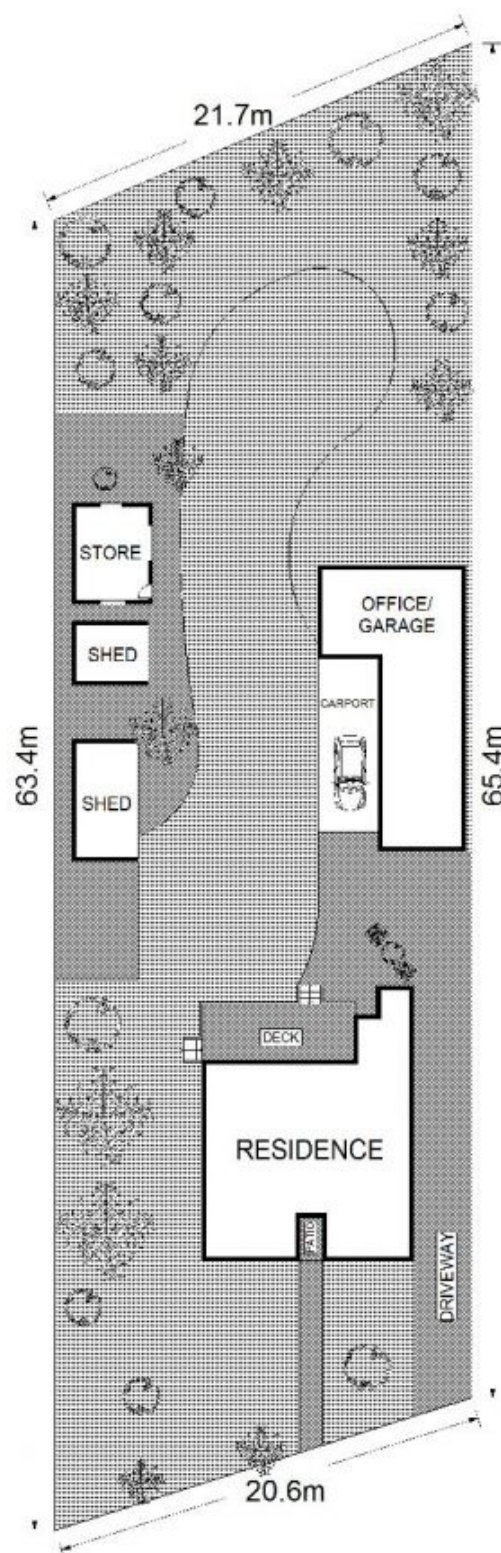
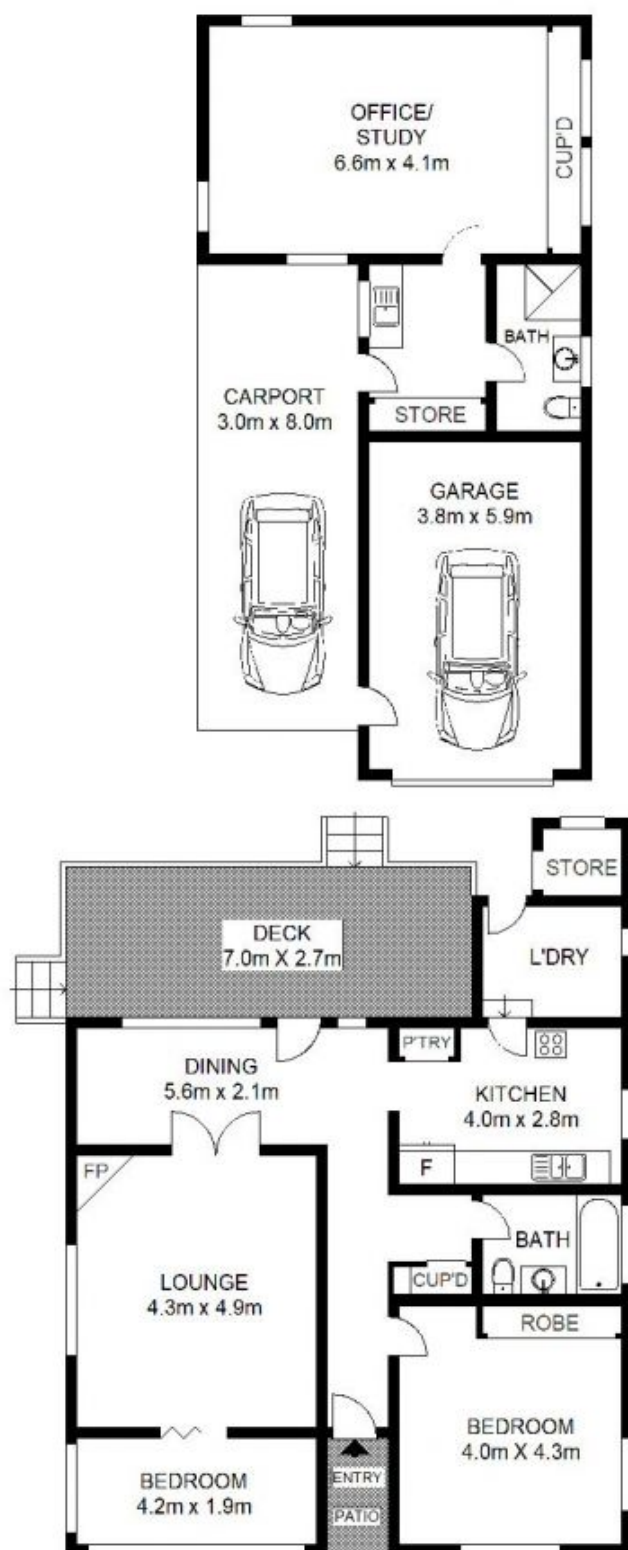
**Price** : \$ 1,500,000

**View** : <https://www.allenandsheppard.com.au/sale/nsw/north-shore-upper/hornsby/residential/house/6204510>



**Dawn Rule**  
0408 197 691





**SITE PLAN**

**ALLEN & SHEPPARD**

**33 Old Berowra Road, HORNSBY**

Not to scale • All measurements are approximate • Drawn for marketing purposes only • Floorplan by © Industrie Media

