

**3177 Old Northern Road, Glenorie, NSW, 2157**

STONE

**Acreage Semi-rural For Sale**

Wednesday, 20 November 2024

3177 Old Northern Road, Glenorie, NSW, 2157

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: Acreage Semi-rural**

## Private 13-Acre Retreat – Just Moments from Glenorie Village

Set on 13 acres, this immaculately presented, expansive single-level home offers privacy, space, and endless potential, all within close proximity to the vibrant Glenorie Village and Dural. Enjoy the perfect blend of tranquil rural living and the convenience of local amenities, including shops, cafes, schools, and parks just minutes away.

The home features 4 large bedrooms, with the main bedroom offering split system air-conditioning for year-round comfort, while the other bedrooms are equipped with ceiling fans. There is also the flexibility to create a fifth bedroom or use the space as a generous office or studio.

The open-plan kitchen and dining area flows seamlessly into the main living space, complemented by formal dining and lounge rooms, all designed with family living in mind. An electric fireplace adds warmth and charm, while the elevated positioning of the home provides a gorgeous outlook over the surrounding landscape.

Outside, the property boasts a large, private yard, perfect for children and pets, surrounded by beautifully established gardens. A long driveway leads to the home, set well back from the road, ensuring complete privacy. A separate shed with a mezzanine provides extra storage and has its own water supply. There's ample parking for vehicles, boats, or caravans. Additional features include a dam with three-phase power and pump, a solar system, and an alarm system for energy efficiency and security.

With a mix of arable land and bushland, this property offers a rare opportunity for families, hobby farmers, or anyone seeking a peaceful country lifestyle. Located just minutes from Glenorie Village and Dural, you're close to all the conveniences you need while enjoying the tranquility of a rural escape.

### Key Highlights:

**Immaculately Presented:** Freshly painted interiors and roof, ready to move into while offering scope for further updates.

**Expansive Single-Level Layout:** 4 large bedrooms, with the main featuring split system air-conditioning, and the other bedrooms with ceiling fans. Plus, potential for a 5th bedroom or studio/office.

**Family-Friendly Spaces:** Open-plan kitchen and dining with adjoining living area, formal dining, and lounge rooms, complete with an electric fireplace.

**Modern Features:** Solar power system and alarm system for energy efficiency and security.

**Stunning Outlook:** Elevated position with lovely views of the property.

**Outdoor Appeal:** Large, private yard surrounded by established gardens, perfect for kids and pets.

**Practical Shed:** Separate shed with mezzanine storage and parking for vehicles, boats, and caravans.

**Greenhouse:** Perfect for those with a green thumb to nurture plants, vegetables, or flowers in any season.

**Additional Features:** Large laundry with extra toilet and shower; dam with three-phase power and pump.

**Prime Location:** Just minutes from Glenorie Village and Dural, offering a mix of rural tranquillity and easy access to schools, shops, cafes, and parks.

We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations..

