

**2 Jacaranda Avenue, Glenning Valley, NSW, 2261**



**House For Sale**

Thursday, 31 October 2024

2 Jacaranda Avenue, Glenning Valley, NSW, 2261

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Exceptional Dual Occupancy in Sought-After Location

Situated in the highly sought after Glenning Valley, this freshly renovated house and modern, council approved granny flat offer unparalleled flexibility. Whether you are looking to accommodate a blended family or secure a high-yield investment, this property is a standout among dual occupancies. Designed with coastal style and modern sophistication, this dual occupancy provides the perfect opportunity for either family life or lucrative investing.

With an extensive list of exceptional features, both properties blend indoor and outdoor living, creating a space to enjoy for years to come.

Main Features Include:

- \* Freshly Renovated house - Move in and enjoy this summer with everything freshly updated.
- \* Modern Granny Flat - built in 2019, with courtyard and fully fenced yard.
- \* Separate setup – With no expense spared the Granny flat is separately metered for electricity and NBN internet.
- \* Stunning bathroom to house - Featuring stone vanity, frameless shower and floor to ceiling tiles.
- \* 5 Bedrooms – With a total of 5 bedrooms, all with mirrored built ins, there is room for everyone.
- \* Elegant Touches - Plantation shutters, split system AC, and much more.
- \* Fully Fenced Yard - Child and pet friendly space for both the house and granny flat.
- \* Expansive Undercover Alfresco Area - Perfect for year round outdoor living and entertaining for the house.
- \* Quiet location & community - Nestled in a secluded suburb with limited access, providing a peaceful atmosphere and minimal through traffic.
- \* Town Gas - For convenience and efficiency.
- \* Prime Location - Perfectly positioned in a sought-after area, just minutes from major shopping centres, the freeway, and a short drive to the beautiful Shelly Beach.

Set on a 599 sqm block, this home offers an ideal balance of space, convenience and flexibility. Dual occupancies at this level for sale are rare. Contact Regan now for more information!

Agent declares interest.

Disclaimer: All information contained herein is gathered from sources we consider reliable. However, we cannot guarantee or warrant the information provided. All images, borders, property boundaries, and floor plans are indicative and for illustrative purposes only. Development potential stated herein is suggestive only and may be subject to relevant approvals. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.