

**34 Waterford Way, Glenmore Park, NSW 2745**



**House For Sale**

Monday, 30 December 2024

34 Waterford Way, Glenmore Park, NSW 2745

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 694 m2**

**Type: House**



Joshua Cassells  
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## Just Listed!

Joshua Cassells from Ray White Diamantidis Group is pleased to present 34 Waterford Way, Glenmore Park! Discover the ultimate family sanctuary, where luxury meets practicality in a stunningly designed residence. Thoughtfully crafted for large families, entertainers, and those who value premium features, this home is a true standout.

**Key Features:**

- **Grand Main Bedroom Retreat:** Enjoy a huge 5.8m x 4.6m master suite complete with a large ensuite featuring a spacious shower with double shower heads, a generously sized walk-in wardrobe and ceiling fan for all year-round comfort.
- **5 Spacious Additional Bedrooms:** 1 bedroom with a walk in wardrobe and 3 bedrooms include built-in wardrobes, ensuring comfort and convenience for every family member. The 6th bedroom is located on the ground floor. This bedroom is ideal for guests, extended family, or as a private office.
- **Multiple Living Spaces:**
  - **Open-Plan Living Area:** The heart of the home, perfect for casual relaxation and hosting friends.
  - **Family Room:** Adjoining the kitchen, creating a central hub for everyday moments.
  - **Dedicated Media Room:** Transform movie nights with your private cinema experience.
  - **Rumpus Room:** A vast, versatile space ideal for kids, games, or recreational activities.
  - **Formal Dining Room:** A sophisticated setting for intimate dinners or large family celebrations.
- **Modern Kitchen:** Featuring a large breakfast bar, sleek stone counter-tops, a generous walk-in pantry, modern appliances including gas cook-top and a dishwasher, double undermount sink, and abundant cabinetry and bench-space for all your storage and preparation needs.
- **Main Bathroom:** The main upstairs bathroom boasts a modern design with a shower niche, deep soaking tub, and ample vanity storage.
- **Additional Bathroom:** A convenient downstairs bathroom includes a shower and toilet, ideal for guests.
- **Climate:** Enjoy precise climate control across every corner of the home with ducted air-conditioning, ensuring year-round comfort no matter the season, as well as ceiling fans located throughout the home.
- **Functional Laundry:** Featuring plenty of storage space and an additional sink for practicality.
- **Outdoor Oasis:**
  - **In ground Swimming Pool:** Sparkling and fully fenced, perfect for hot summer days and family fun.
  - **Covered Entertainment Area:** Host memorable barbecues or relax with a coffee in this all-weather outdoor space.
  - **Generous Backyard:** A well-sized, manicured lawn provides the ideal space for kids, pets, and outdoor activities.
  - **Double Lock-Up Garage:** Secure parking for two vehicles plus extra room for storage or a workspace.
  - **Side Access:** Double gate side access to the rear yard as well as the side of the home.

**Location Highlights:**

- **Schools:** Within proximity to Glenmore Park Public School (Approx. 4-minute drive), Regentville Public School (Approx. 9-minute drive), Glenmore Park High School (Approx. 4-minute drive), Penrith Anglican College (Approx. 7-minute drive) and Caroline Chisholm College (Approx. 5-minute drive).
- **Shopping:** Glenmore Village only a 600m walk away. Glenmore Park Town Centre (Approx. 5-minute drive). Coles and Woolworths both within a 6-minute drive. Westfield Penrith only a 14-minute drive away.
- **Parks and Recreation:** Enjoy the nature and an outdoor walk with Linear Park nearby (Approx. 4-minute drive). Surveyors Creek Recreation Area (Approx. 5-minute drive).

This residence combines luxury, functionality, and a prime location, making it an ideal choice for families. For further information, please contact Joshua Cassells on 0410 504 918 or Shumi Chauhan on 0477 020 304.

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