

**44a Trafalgar Street, Glenfield, NSW, 2167**



**House For Sale**

Tuesday, 7 January 2025

44a Trafalgar Street, Glenfield, NSW, 2167

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 1**

**Type: House**



Ashvin Maharaj  
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## Brand New Home & Studio - Modern Living in the Heart of Glenfield!

Presenting an exceptional opportunity to secure a brand-new home and separate studio in the highly sought-after suburb of Glenfield. This stylish, contemporary property is perfect for families, professionals, or investors seeking a versatile living arrangement with the added benefit of a separate space that can be used as a home office or guest accommodation.

A pristine, newly built home designed for modern living, featuring high-end finishes, and functional layouts. Comprising 5 bedrooms, and spacious open-plan living areas that flow seamlessly from the indoors to a private outdoor space. Perfect for relaxed family living or entertaining.

Situated in a quiet, family-friendly street, this property is just minutes away from local schools, parks, shops, and public transport links, including Glenfield Station for easy access to the city.

Other Features Include;

- \* Five generous sized bedrooms equipped with built in wardrobes to all
- \* Stunning master suite with floor to ceiling tiles and a walk in wardrobe and balcony
- \* Spacious open plan living and dining
- \* Modern kitchen offering gas cooking, glass splashback, sleek cabinetry, island bench, feature lighting, breakfast bar plus plenty of bench and cupboard space
- \* Multiple living areas
- \* Downstairs bathroom with floor to ceiling tiles
- \* Main bathroom with floor to ceiling tiles and a bathtub
- \* Downlights throughout
- \* Ducted air conditioning
- \* Internal laundry with external access
- \* Separate studio with a bathroom perfect for an office space, teenagers retreat or guest accommodation
- \* Low maintenance grassed backyard
- \* Single lock up garage with internal access
- \* The SQ of the site including the studio, is 31.22 SQ
- \* Total land size 422.32m<sup>2</sup> block of land

Location Features (Approx):

- \* 500m to Glenfield Public School
- \* 600m to Glenwood Public School
- \* 650m to Glenfield Station
- \* 650m to Glenfield Park
- \* 1.2km to Hurlstone Agricultural High School
- \* 1.8km to Glenquarie Town Centre
- \* 2.7km to EDEN College

Don't miss out - Contact us today to arrange an inspection and make this stunning property yours!