

47 Clarence St, Glendale, NSW, 2285

House For Sale

Thursday, 24 October 2024

47 Clarence St, Glendale, NSW, 2285

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Troy Duncan
0416290555

CLASSY LIVING IN CLARENCE

Nestled in a peaceful neighbourhood, this well-maintained 3-bedroom, 1-bathroom single level home offers comfortable living with a perfect blend of indoor and outdoor spaces. Ideal for first-home buyers, small families, or savvy investors, this charming property presents fantastic features that make it an irresistible choice.

Each bedroom offers you & your family plenty of space, natural light, and built-in wardrobes, providing ample storage for all your needs.

The centrally located bathroom is equipped with a shower, vanity, bathtub & toilet, thoughtfully designed for your convenience.

The light-filled living room welcomes you with its cozy ambiance, cypress pine timber flooring & reverse cycle air conditioner perfect for relaxing or entertaining guests.

The kitchen boasts ample bench space and cabinetry, along with stainless steel appliances & gas cooking, providing a functional hub for preparing meals. The dining area flows seamlessly from the kitchen, offering an open-plan feel.

A oversized secure garage provides workshop area & sheltered parking or can be used for storage. The garage is next to the undercover alfresco entertaining area, perfect for alfresco dining, barbecues, or simply unwinding while overlooking the low-maintenance yard.

The private, fully fenced backyard offers a safe space for kids and pets to play, and there's plenty of room for gardening enthusiasts to create their own outdoor haven.

Land Size Approx. 560m² with 15.2m Frontage & 34.2m Depth

Land Rates Approx. \$503 Per Quarter

Water Rates Approx. \$220 Per Quarter

Potential Rental Return Approx. \$600-\$620 Per Week

Situated walking distance to local schools, shops, parks, and public transport, this home offers convenience and a comfortable lifestyle. Whether you're looking to move straight in or add your own personal touches, this property is full of potential.

For further information contact the local area's first choice for real estate Troy Duncan on 4950 8555

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