

**1/32 Alfred Street, Glendale, NSW 2285**



**Unit For Sale**

Wednesday, 8 January 2025

1/32 Alfred Street, Glendale, NSW 2285

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Craig Andriessen  
0412323444



Karin McIver  
0410920052

**\$580,000 - \$615,000**

Positioned at the front of a small strata complex of just four, this well-maintained villa offers a serene lifestyle in a quiet street. With an expansive, park-like footpath at the front, the home enjoys a delightful, open feel. Step inside to find a spacious, air-conditioned living room and a generously sized kitchen with ample bench and cupboard space, seamlessly flowing into the open-plan meals and family room. This area overlooks the low-maintenance courtyard, perfect for relaxing or entertaining. Both bedrooms are generously sized with built-in wardrobes, and the main bedroom features a ceiling fan. Conveniently located between the bedrooms is a full-sized bathroom, complete with a bathtub and a large shower. The property also includes a secure lock-up garage with an automatic door and a functional laundry, adding to its practicality. Situated just a 15-minute walk from Glendale Shopping Centre and Cardiff CBD, this villa is currently leased to long-term tenants eager to stay, with the option for vacant possession available. An ideal opportunity for investors, downsizers, or first-home buyers—don't miss out! Strata \$3984 PA = or \$76.62 PWLMCC \$1584PAHWB \$256 + Usage (Last 4 Month Invoice)