

1/4 Hill Street, Glendale, NSW, 2285

Unit For Sale

Saturday, 11 January 2025

1/4 Hill Street, Glendale, NSW, 2285

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Troy Duncan
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BEAUTIFUL VILLA ON HILL FITS THE BILL

A terrific entry into the fast-moving Glendale market, this low-maintenance brick & tile villa surrounded by lush landscaped grounds & gardens, sits in a peaceful, pet-friendly, beautifully presented boutique complex of only 3. Ideal for those seeking an easy-care lifestyle with plenty of storage area throughout the home, this lovely residence is packed with features that ensure year-round comfort and effortless living.

Step inside this immaculately presented villa to discover two oversized bedrooms, each fitted with built-in wardrobes and ceiling fans, providing both storage and comfort. The master bedroom has its own reverse cycle air conditioner for added convenience.

The main bathroom is generously sized & functionally designed with a bath, vanity and shower, catering to both relaxation & practicality.

At the heart of the home is the inviting light filled large lounge room with reverse cycle air conditioner that flows into the dining area, where a cozy combustion fireplace adds warmth and charm, creating the perfect setting for intimate gatherings.

The adjacent great sized kitchen features plenty of bench & cupboard space making it practical and seamlessly connects to the open-plan living area.

Outdoor living is a highlight, with a large undercover alfresco area that wraps around the house making it ideal for entertaining & low maintenance to upkeep.

The villa also boasts a private garden shed for extra storage and is situated within a beautifully maintained complex that welcomes pets.

Villa Block Approx. 194m²

Land Rates Approx. \$333.30 Per Quarter

Strata Rates Approx. \$550 Per Quarter

Water Rates Approx. \$250 Per Quarter

Potential Rental Return Approx. \$580-\$600 Per Week

With a single lockup car garage offering internal access & a carport for added convenience.

Located in a quiet cul-de-sac you'll find yourself within short distance to shopping, medical practices, restaurants, entertainment for both little and big kids whilst being under 30 minutes to Newcastle and Maitland CBD's and minutes away to Stockland Glendale Shopping Centre, Waratah Golf Club, Speers Point Park and The Esplanade at Warners Bay.

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

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