

**3/1 Glenmore Ridge Dr, Glenmore Park, NSW, 2745**



**Unit For Sale**

Thursday, 21 November 2024

3/1 Glenmore Ridge Dr, Glenmore Park, NSW, 2745

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Trevor Holmes  
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## MODERN URBAN OASIS

Discover your dream home in this modern sanctuary nestled in a vibrant community. This exquisite 2-bedroom, 2-bathroom unit, complete with underground car space - a storage cage, and remote-access security door, seamlessly blends comfort and convenience. Step into a world of sophistication with a crisp white interior, tiled floors, and an air-conditioned living area that opens onto a spacious private balcony. The heart of this home is its kitchen, featuring gas cooking, stainless steel appliances, abundant bench and cupboard space, and a welcoming breakfast bar.

The large bathroom boasts a separate shower and a relaxing bathtub, while the main bedroom offers direct access to a second private balcony and an ensuite. Both bedrooms are equipped with built-in robes and plush carpets, ensuring maximum comfort.

Keep an eye on the kids playing outside from the luxury of your lounge balcony, perfectly positioned to overlook the communal courtyard.

Located in the heart of Glenmore Park, enjoy the proximity to Glenmore Village shopping centre, delightful dining options within walking distance. Glenmore Park Public School and Caroline Chisholm College are nearby as well as Mulgoa Nature Reserve and Jacaranda Park.

Rental Return: \$480 per week

### Outgoings:

Council Rate: \$473 approx. per quarter

Water Rate: \$173 approx. per quarter

Strata Rate: \$1,440 approx. per quarter

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