

**1 Glissan Street, East Branxton, NSW 2335**



**House For Sale**

Thursday, 21 March 2024

1 Glissan Street, East Branxton, NSW 2335

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1030 m2**

**Type: House**



Drew Olsen  
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Mitchell Olsen

## Guide: \$750,000 to \$800,000

Nestled in the heart of East Branxton, on the dream 1,030m<sup>2</sup> block this charming family home exudes warmth and character, stepping inside, you will immediately notice the character the timber floorboards offer, you're then greeted by a spacious living area featuring a crackling fireplace. The kitchen, bathed in natural light, boasts electric cooktop, oven and ample space, along with a beautifully updated bathroom and main bedroom plus ensuite. Outside, offers loads of space for the family as well as the sought after oversized double garage, attached carport and still plenty of room to add your touch. With its inviting ambiance and thoughtful details, this East Branxton home is sure to capture the hearts of its lucky buyers for years to come.

- Four bedrooms all with ceiling fans, master bedroom with an ensuite
- Beautifully renovated bathroom complimenting the character of the home
- Generously sized modern kitchen overlooking the large yard
- Living area in the heart of the home with combustion fireplace and split system air-conditioning
- Timber floorboards throughout
- Oversized colour bond double garage with attached double carport with a full concrete driveway
- Massive 1,030m<sup>2</sup> corner block lending itself to further development (STCA)
- Room for the dream pool or more garaging if required

Sitting in a fantastic location, convenience and comfort are at the forefront of this property. Situated walking distance to Branxton town centre and the Hunter Expressway is just minutes down the road, ensuring easy commuting. The newly established Huntlee Shopping Centre and Huntlee Park provide shopping, recreation, and green spaces right at your fingertips. Don't miss out on the opportunity to make this one your own, call Drew or Mitchell today to arrange your inspection.

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.