

**17 Glebe Road, The Junction, NSW 2291**

daltonpartners

**House For Sale**

Tuesday, 28 May 2024

17 Glebe Road, The Junction, NSW 2291

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 582 m2**

**Type: House**



Andrew McGavin  
0413209505

## **Auction Guide \$1,950,000 - \$2,145,000**

Blending an inner-city location with versatility and potential, this weatherboard home is a terrific find in today's market. Perfectly maintained over its lifespan, the home is move-in ready, however, those who'd like to add a modern touch have the ideal bones to start, with its three-bedroom layout also boasting a separate living, dining and sunroom. A self-contained granny flat at the rear is modernly appointed and perfect for in-laws or teens, or could provide you with a rewarding income stream. A deep north-facing block with wide access to a single garage and single carport round out the homes highlights list, while its address lets you stroll to The Junction shops, Bar Beach, and an endless array of diverse dining options. \* Perfectly presented home with lots of charm and scope to fully renovate\* Large and air-conditioned living room plus a formal dining room \* Three double sized bedrooms, each with built-in wardrobe \* Neat and tidy kitchen and bathroom, rear sunroom, internal laundry \* Modernly appointed granny flat with kitchenette and ensuite \* Wide off-street access to a single garage and single carport \* Generous yard with space to add an alfresco area or extension (STCA) \* Heart of The Junction location offering walk-to-everywhere access \* Wander to pubs, cafes, restaurants, and all kinds of shopping and services \* Walk to the beach for a morning swim or start the day with a coastal walk Council Rates: \$3,408 PA approx Water Rates: \$916 + Usage PA approx Rental Potential: \$800 PW approx