

**20/101-103 Glennie Street, North Gosford, NSW  
2250**

**Villa For Sale**

Saturday, 9 December 2023

20/101-103 Glennie Street, North Gosford, NSW 2250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Neil & Helena Mani

## New to Market

As you step inside this delightful 2 bedroom, 1 bathroom villa, you'll be greeted by a spacious and light-filled living area, perfect for relaxing and entertaining guests. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a warm and inviting atmosphere with low maintenance. Nestled within a serene setting, this property boasts a meticulously maintained front yard adorned with a pristine landscape. A paved footpath leads to the charming brick-built home, crowned with a meticulously tiled roof. Safety meets convenience with a single lock up garage, providing secure shelter for your vehicle. The home comprises of:

- 2 Bedroom single level villa
- Timber decked entertaining area perfect for entertaining
- Open plan lounge and dining areas
- Natural light
- Built in double mirrored robes

For added convenience, this property includes a single lockup garage, ensuring secure parking for your vehicle. Brand new reverse cycle air conditioner ensuring a perfect climate throughout the year. Brick built home with tiled roofing. Pet Friendly. Freshly painted walls and new flooring throughout the home. Separate toilet for added convenience. Indulge in contemporary luxury with the newly painted walls and elegant timber flooring seamlessly adorn every corner, while the abundance of natural light gracefully bathes each room throughout the day. The main bedroom is situated at the forefront of the home allowing the abundance of natural light to dance through the room. The double doored wardrobe allows for ample storage while a ceiling fan imparts a natural ambience. The second bedroom features a double mirrored built-in wardrobe perfect for guests or an office space. At the heart of the home, attention is drawn to the kitchen and dining area, serving as a focal point. Abundant kitchen bench space and ample storage are notable features, complemented by stone bench tops and equipped with a stainless-steel oven and dishwasher. A double sink and water purifier enhance functionality, while there's ample room for a sizeable fridge. The inclusion of a breakfast bar not only adds style but allows for convenient catering to guests. Convenience meets style with the internal laundry offering practicality without compromising aesthetics. The new bathroom is a haven of modern design, with sleek glass shower screens that's illuminated by a skylight with a separate toilet. This space is a perfect blend of functionality and sophistication. Step into the generous backyard oasis where a timber decked entertaining area awaits, creating the perfect space for gatherings. Imagine hosting barbecues in the ample outdoor space, accompanied by convenient storage options. The grassed area invites your furry friend to play freely within the confines of a fully colour bond fenced and private haven. It is in a prime location - close to the heart of the Gosford CBD, Gosford Hospital, Gosford Train Station, M1 and bus stops. This important infrastructure is all within a few kilometers as well as schools, Wyoming Shops, parks and medical centers. Notice: Whilst all care is taken by N & H Mani Pty Ltd ACN: 129 654 780 to provide correct information, this information is not tested for accuracy, currency, or completeness, and N & H Mani Pty Ltd makes no warranty or guarantee, whether express or implied as to the accuracy, currency, or completeness of the information and/or any representations made to you. You agree and accept that all information and any representations provided by N & H Mani Pty Ltd shall be strictly construed to be of a general nature only and will not be relied upon by you as a substitute for your proper due diligence. You also accept and further agree that as an express condition of having access to, and use of this information and any representations made, you will make and only rely on your own enquiries and will seek and or obtain your own independent financial and legal advice. To the maximum extent permitted by law, N & H Mani Pty Ltd shall not be liable to you, or any other person for any direct, indirect, or consequential loss or damage of any kind whatsoever caused by the use of, or reliance upon, any information or representations contained herein. Bed: 2 Bath: 1 Car: 1 Agent: Neil & Helena Mani 0409 220 363