

**27A Grange Road, Glenhaven, NSW 2156**



**House For Sale**

Friday, 22 March 2024

27A Grange Road, Glenhaven, NSW 2156

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1031 m2**

**Type: House**



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## On Site Auction 13th April at 1:30pm

Nestled at the end of a serene tree-lined gated driveway, is the grand entrance of this Hamptons-inspired masterpiece. With a generous 1,031m<sup>2</sup> of land, this property offers privacy and tranquility, creating a warm and peaceful oasis ready for a new family to call home. Step inside to discover a vast array of expansive sun-drenched everyday living zones seamlessly extending to a stunning entertainer's haven encompassing a private alfresco area with outdoor BBQ, pizza oven and sparkling inground pool. The open floor plan also highlights impressive, renovated interiors including a new gourmet kitchen, beautifully updated bathrooms and premium fixtures and fittings throughout. Boasting an idyllic setting in an exclusive pocket of the leafy suburb of Glenhaven, within minutes to quality schools, shops, transport, and recreational options.

**Property Features:**

- Designer renovated kitchen showcasing Caesarstone benchtops and glass splashbacks, high-end stainless steel appliances and a separate preparation area and sink
- Casual meals area sits adjacent to the kitchen and effortlessly extends to the dining and family area
- Oversized living and family room with modern open fireplace creates a sophisticated fusion of indoor and outdoor living
- Private fully equipped home theatre room with fixed frame screen, professional sound system and star light ceiling
- Home office with internal and external access to your own private golf putting green and manicured gardens
- Huge master suite with two walk in robes, ensuite with double vanity, heated towel rack and underfloor heating
- Additional three bedrooms, two with built in robes and one with a walk in robe
- Family bathroom with freestanding bathtub, also with heated towel rail underfloor heating, services the upstairs accommodation with another lavish bathroom with separate shower conveniently located on the ground level
- Expansive covered alfresco entertaining area with full outdoor kitchen, bar fridge, wine cooler, built in BBQ, pizza oven, ceiling fans, electric heaters, motorised blinds, skylights and a large servery window into the kitchen with bifold windows
- Fully tiled sparkling inground pool with electric heat pump heater
- Established picturesque gardens and hedges, manicured lawns, relaxed firepit breakout area and fully automated irrigation system
- An additional generously sized underground room which could service a home gym, wine cellar or additional storage
- Generous automatic double lock up garage with internal access and mud/utility room. Separate covered carport, space for an additional car, caravan or trailer

**Additional noteworthy features include:** 13.6kw Solar PV, all sliding windows and doors are energy efficient Low-E glass, all wall mounted TV's and home theatre system are included as fixtures, back to base alarm system, ducted reverse cycle air conditioning, all rooms separately thermostatically controlled and much more

**Location Benefits:**

- Zoned for Samuel Gilbert Public School and Castle Hill High School
- Easy access via car or bus to other reputable schools including Oakhill College, William Clarke College & Hills Grammar School
- 1.7km drive to Knightsbridge Shopping Court with Woolworths Metro & Cafés
- 4.2km drive to Castle Towers shopping, dining, entertainment, and transport precinct with Metro station & bus interchange
- Hills Showground Metro station with ample parking within a short 4km drive
- Only a short stroll to local buses services on Grange Road

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