

3 Imperial Avenue, Gladesville, NSW 2111

House For Sale

Friday, 29 March 2024

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Bedrooms: 4

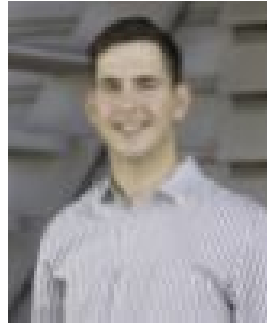
Bathrooms: 2

Parkings: 2

Type: House



Cameron Nicholls



Jack Jeffery

0416191010

AUCTION || CAMERON NICHOLLS

THE FACTS Nestled in a tranquil cul-de-sac, this charming house stands proudly on a spacious 620 sqm plot, boasting the enviable position on the high side of the street. This home not only captivates with its generous land size, which opens up possibilities for dual occupancy development subject to council approval (STCA), but also with its well appointed living spaces. It features a main residence with three bedrooms and two bathrooms, alongside a versatile fourth room that can effortlessly transition between a cozy bedroom and an inspiring studio space. The interior is a testament to thoughtful design, with hardwood flooring, air conditioning, and subtle downlights creating an ambiance of warmth and sophistication. Outdoors, the swimming pool offers a refreshing escape, perfectly complementing the home's lifestyle appeal. Recent updates have breathed new life into the bathroom, blending seamlessly with the house's original 1950s charm. While the property may require further modernisation, the home makes up for this with its rich character and practical amenities, including a secure lock-up garage and additional driveway parking, ensuring this property is not just a house, but a home.

THE LOCATION Positioned on the cusp of East Ryde and Boronia Park, this property is a jewel in a highly coveted and serene enclave of Gladesville. Within easy reach, Boronia Park shops provide essential services including Woolworths, Harris Farm, and a variety of restaurants and cafes. The area is well-served educationally, lying within the catchment zones for Boronia Park Public School, Hunters Hill High, and Riverside Girls High, making it an excellent choice for families. Nature and sports enthusiasts will appreciate the proximity to Buffalo Creek Reserve, a fantastic park offering play areas, sports facilities, and walking trails. This combination of suburban tranquility, convenience, and outdoor accessibility makes the location exceptionally appealing.

THE KICKER Seize the opportunity to own a piece of Gladesville's serene yet vibrant community, where every convenience is just moments away and the potential for future development (STCA) adds an exciting layer of possibility. This property isn't just a home; it's a gateway to a lifestyle where quality education, natural beauty, and suburban tranquility meet. Perfect for families, investors, and anyone in between, it promises not just a place to live, but a place to thrive.