

3 Reservoir Road, Glendale, NSW 2285

House For Sale

Thursday, 25 April 2024

3 Reservoir Road, Glendale, NSW 2285

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 588 m2

Type: House



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Guide \$800,000 - \$880,000

Located within the popular suburb of Glendale, this expansive home offers an abundance of space, comfort, and practicality, catering to the needs of a growing or extended family. Offering four bedrooms alongside a self-contained studio, 3 Reservoir Road provides versatile and functional living with a unique floor plan, allowing homeowners to tailor the space to their needs. Upon entry, a large open plan air-conditioned lounge and dining area with combustion fireplace welcome you into the home. The casual meals area, the large functional kitchen along with the three comfortable bedrooms and main bathroom, laundry and additional WC complete the floor plan of the main home. The standout feature of the home is the oversized self-contained studio, or granny flat, complete with its own private access. This addition not only provides additional living options but also presents an opportunity for additional income through potential leasing the studio. The central location provides convenient access to parks, Stockland Glendale Shopping Centre and major link roads to Cardiff, Wallsend and into the Newcastle CBD. You will also be within close proximity to quality schools including Glendale East Public School, Glendale Technology High School, Macquarie College and TAFE Glendale – adding further appeal to the home and an ideal choice for families.

- Large, four-bedroom home positioned on a 588sqm block
- Studio/granny flat with separate living room with air-conditioning, bedroom with built-in cupboards & original kitchen
- Studio provides private, separate access from the main house
- Light-filled open plan lounge and dining room with air-conditioning and combustion fireplace
- Functional kitchen with dishwasher and ample cupboard storage
- Separate casual meals area adjacent to the kitchen
- Linen and cupboard storage
- Internal laundry with additional WC
- Potential to generate additional income with the studio
- Low maintenance and tidy front gardens
- Backyard provides a mix of grassed area and concrete – ample off-street parking
- Fantastic location for families close to schools, parks and public transport

Outgoings: Water rates: \$811.98 approx per annum Council rates: \$1,921.2 approx per annum

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