

**34 Lillydale Avenue, Gledswood Hills, NSW 2557**



**House For Sale**

Wednesday, 31 January 2024

34 Lillydale Avenue, Gledswood Hills, NSW 2557

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 500 m2**

**Type: House**



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## **MUST BE SOLD THIS WEEKEND!**

This exquisite west-facing Rawson Home, only 10 years young, boasts 4-5 bedrooms, including a spacious master bedroom with ensuite and walk-in robe. The remaining bedrooms feature built-in robes, and there are two modern style bathrooms with a bathtub and separate toilet. The property offers a formal office/2nd living room potential with private courtyard access and decking throughout, as well as a formal media room/5th bedroom potential. The highly functional dining, lounge, and kitchen area layout make this home perfect for comfortable living. The kitchen is equipped with an island stone benchtop, double sink, Westinghouse microwave, dishwasher, Electrolux 5 burner stove, Westinghouse grill/oven appliances, and ample storage. The formal laundry room includes a single sink benchtop and multiple storage spaces, with side access to the backyard. The outdoor entertainment area features a Beef Eater BBQ stone benchtop, Fischer & Paykel range hood, outdoor sink, fridge space, outdoor ceiling fan, and extra storage. The outdoor decking is surrounded by a low-maintenance backyard for friends and family to enjoy.

**PROPERTY FEATURES:** Built in 2014 by Rawson Homes  
Land size of 500sqm with a 14.9m frontage  
Approximately internal size of 32sqm  
Master bedroom with an ensuite and walk-in robe  
Built-in robes in all remaining bedrooms  
Two modern style bathrooms with a bathtub and separate toilet  
Formal office or 2nd living room potential with private courtyard access  
Formal media room or 5th spacious bedroom potential  
Highly functional dining, lounge, and kitchen area layout  
Island stone benchtop with double sink, Westinghouse microwave, dishwasher  
Electrolux 5 burner stove, Westinghouse appliances, and ample storage  
Formal laundry room with a single sink benchtop, storage spaces, and side access  
Outdoor entertainment area with Beef Eater BBQ stone benchtop  
Fischer & Paykel outdoor range hood, outdoor sink, fridge space, outdoor ceiling fan  
Outdoor decking surrounded by a low-maintenance backyard for friends and family to enjoy

**ADDITIONAL INCLUSIONS:** Wide entrance foyer  
Internal downlights and tile flooring throughout  
Remote control double garage with internal access  
Hills alarm system and Daikin ducted air conditioning

**LOCATION BENEFITS:** 1 min drive to Gledswood Hills Reserve  
2 min drive to Country Club Gledswood Hills  
3 min drive to Gledswood Hills Public School  
3 min drive to Futuro Childcare Centre  
5 min drive to Gledswood Homestead & Winery  
5 min drive to Woolworths Gregory Hills  
6 min drive to Gregory Business District  
8 min drive to Willowdale Shopping Centre

**FOR INVESTORS ONLY** Estimated rental valuation of \$750-\$800 per week

**Disclaimer:** All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images and furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision