

**37 John Warren Avenue, Glenwood, NSW 2768**

MANOR

**House For Sale**

Wednesday, 31 January 2024

37 John Warren Avenue, Glenwood, NSW 2768

**Bedrooms: 5**

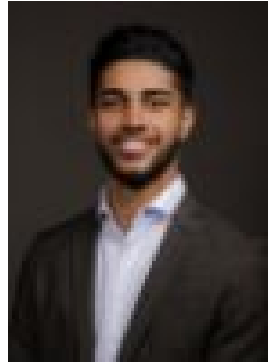
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Faz Najmi  
0296395833



Arya Sayyah  
0296395833

## Contact Agent

Positioned in a prime pocket of Glenwood, just moments away from Bella Vista CBD, this expansive family entertainer is perfect for growing families. Offering a modern and luxurious layout with ample space for the whole family to enjoy or host events. Additionally, the home boasts a resort style backyard with gas heated, saltwater swimming pool, wood fire pizza oven and large alfresco entertaining area. Perched within close proximity to Bella Vista Metro Station, Bella Vista CBD, City buses, family-friendly parks and sports grounds, quality local schools, easy access to main arterial roads including the M7 and much more! Additional features include: \* Front porch leading into the foyer entry \* Large family living area with built-in fireplace and sandstone feature wall \* Formal dining area off the kitchen \* Casual meals area flowing out to the alfresco \* Additional living area at the rear \* Sun-drenched, modern kitchen equipped with spacious 40mm Caesarstone benchtop and breakfast bar, ample storage and stainless steel appliances including Smeg free-standing gas cooktop and oven, rangehood, dishwasher and Smeg sink/tap \* Guest bedroom on lower level with potential for home office/study \* Guest bathroom also on lower level \* Laundry room with internal and external access and storage space \* Upstairs family living area - ideal for a teenager's retreat \* Grand master bedroom with private balcony, large walk-in robe and luxurious ensuite with dual vanity and shower with rain showerhead \* Three additional bedrooms upstairs with built-in robes to all \* Family bathroom with bathtub, shower and separate toilet \* Large undercover alfresco entertaining area with built-in wood fire pizza oven \* In-ground saltwater swimming pool with gas heating \* Plantation shutters throughout \* Ducted vacuum \* Ducted air-conditioning and ceiling fans \* Double car garage with internal access \* Gated side access for caravan or boat parking \* 6.6KW solar panels