

**39/47 Camellia Avenue, Glenmore Park, NSW 2745**



## Townhouse For Sale

Friday, 3 May 2024

39/47 Camellia Avenue, Glenmore Park, NSW 2745

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 238 m2**

**Type: Townhouse**



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**\$820,000 - \$850,000**

Elysia Estate A location which distinctly caters to families and a floorplan for the masses! Welcome to 39/47 Camellia Ave, Glenmore Park presented by Shaun Millwood & Urban Real Estate. Situated in the Exclusive Elysia Estate walking distance with only 270m walk to Home Co Shopping Centre allowing ease of access to shops and amenities like Aldi, Coles, Woolworths & a delicious variety of Dine in restaurants at your back door step. The open plan space downstairs is complete with a modern kitchen and sprawling dining and family room. The view from your living space seamlessly ties to the outdoor alfresco, a great sized back yard to kick a ball around whilst ideal when entertaining. Some other wonderful features we love -- 3 sizeable bedrooms with built in robes - Ensuite to the Main Bedroom- Modern Darker scheme kitchen with stone countertops, gas cooking, dishwasher and eat-in breakfast bar- Living/entertaining zone with seamless access to the court yard and also the outdoor alfresco- A bathtub + downstairs toilet included in the 2.5 bathrooms- Hard surface courtyard + a lovely backyard that blends a covered alfresco area and patch of grass- Double garage with internal access- Balcony to the Master Bedroom for Relaxation. Complex advantages -- Community BBQ area- Undercover entertainments area- Dedicated visitor parking- Well maintained common area/gardens- Dedicated bin area Enjoy the upgraded shopping centre, the community walks, sporting fields, playgrounds and accessibility to major artillery roads. Some other location advantages -- Ched Towns Reserve & skate park approx 470m walk- Regentville Public School approx 6min drive- Bethany Catholic Primary School approx 870m walk- Glenmore Park High School approx 720m walk- Caroline Chisholm College (Girls High School) approx 1.5km walk Built in 2008 Strata - \$1,027 per quarter (approx) Council rates - \$403 per quarter (approx) Water rates - \$203 per quarter (approx) Contact Shaun Millwood on 0488 296 812 to arrange your private viewing or come along to the next scheduled inspection. 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 & 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.