

**40 Glen Ayr Avenue, Cliftleigh, NSW 2321**

**Raine&Horne.**

**House For Sale**

Thursday, 7 March 2024

40 Glen Ayr Avenue, Cliftleigh, NSW 2321

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 554 m2**

**Type: House**



Paul Hartgers



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0472654279

## Price Guide \$690,000 to \$750,000

Nestled within the sought-after suburb of Cliftleigh, this charming single-level family home awaits. Sitting on a generous 554sqm parcel of land with a great back yard, all the groundwork has been expertly laid for your convenience. Boasting a prime location opposite a serene nature reserve, you will revel in the expansive surroundings without the constraints of feeling overcrowded. This immaculately presented residence caters seamlessly to the needs of a growing young family, astute investors, or downsizers wanting single level with space for the grandkids to visit. Step inside to discover a contemporary and family-friendly layout, highlighted by expansive open-plan living and dining areas that promote togetherness. At the heart of the home lies a modern kitchen, equipped with a gas cooktop, oven, ample bench space, breakfast bar, and an abundance of storage, exuding both style and functionality. With its neutral palette, the kitchen fosters an inviting ambiance, facilitating effortless interaction among family members. Flowing effortlessly from the living space, sliding doors unveil a sun-drenched covered alfresco area, perfect for hosting summer events and barbecues, providing an idyllic setting for entertaining friends and family. The master bedroom is complete with a spacious walk-in robe and an ensuite whilst the three additional bedrooms are generously sized with built-in wardrobes. A sleek and modern central bathroom serves the household's needs with ease. Tile flooring throughout the high-traffic areas coupled with carpets in the bedrooms evoke a sense of warmth and comfort. Outside, the low-maintenance, fully fenced yard offers abundant space for children and pets to frolic freely and is ideally suited to add a pool in the future. Property features include: \* 4 bedrooms (all with wardrobes) \* Modern kitchen with ample storage & dishwasher \* Functional family bathroom plus ensuite to master \* Indoor and outdoor living areas \* Great fully fenced backyard; room for pool or the family cricket match \* Double garage with internal access \* Split-system air conditioning for year-round comfort \* Outgoings; Council Rates: \$510 per Qtr; Water Rates: \$377 per Qtr (incl usage) \* Rental Appraisal: \$650 to \$660 per week. Seize the opportunity to make this delightful residence your own and relish in a lifestyle of comfort and convenience. Contact Paul Hartgers on 0425 392 985 for further details or to book an inspection.