

# 45 Claremont Circuit, Glen Alpine, NSW 2560

## Sold House

Friday, 25 August 2023

45 Claremont Circuit, Glen Alpine, NSW 2560

Bedrooms: 6

Bathrooms: 5

Parkings: 4

Area: 801 m2

Type: House



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## Contact agent

You'll be captivated by its stunning gardens and remarkable architecture - your dream haven awaits! Step inside to unveil a 6-bedroom treasure that seamlessly blends luxury and practicality. Set on an impressive 801m<sup>2</sup> plot, this property offers meticulously landscaped spaces for relaxation and gatherings, encompassing a total floor area of 478m<sup>2</sup>. Elevated to overlook Glen Alpine's rolling hills, this lavish residence paints a truly scenic picture. Upon entering, abundant natural light and spacious area, immediately infusing comfort and security. The broad hallways and lofty ceilings adorned with upgraded cornices and expansive glossy floor tiles add an air of sophistication. On the entry level, discover a guest room with an ensuite and walk-in wardrobe, alongside a serene study. A bathroom and laundry equipped with extra storage, as well as a spacious family room, perfect for quiet relaxation. The rest of the main floor plays host to dining, meal, lounge, sunroom, and kitchen areas, creating a vibrant and welcoming heart for the household. The open-plan dining and meal spaces are generously sized and seamlessly connected to the well-appointed kitchen. This culinary space exudes modern elegance, boasting slow-close shaker cabinetry, marble-topped benches with seating space, dual fridge space with plumbing, an oven, and a dishwasher. And there's more to discover. Just beyond the kitchen lies an impressive sun room, doubling as an enclosed entertaining haven. Equipped with a ceiling fan and a woodfire pizza oven, this zone also features an outdoor kitchen with a minibar, perfect for hosting gatherings. Extend the festivities to the elevated covered and uncovered entertaining areas outside, all while being free from the worry of backyard upkeep. On the upper level, you'll be greeted by a beautiful timber staircase leading to 5 bedrooms. Awash with natural light, a sitting area, and a versatile living room with balcony access create a joyous space. Bedrooms are generously apportioned, offering stunning views, triple sliding wardrobes, ducted air conditioning, and some with balcony access. The master bedroom stands as a luxurious retreat with a double-door entry, private balcony, walk-in wardrobe, and ensuite featuring floor-to-ceiling tiling and a jet spa wedge bath. The main bathroom mirrors this opulence, showcasing distinctive tiling, an elegant stone top vanity, and an elevated jet spa wedge bath. Remarkably, the oversized remote-controlled three-car garage is equipped to handle anything. It features its own fully equipped kitchen, additional storage, cabinets, and a bathroom, making it an ideal space for secondary entertaining or as a man cave.

Current Rent: \$1200 per week  
Rent on Jan 2024: \$1300 per week

Main Unit Features: 6 Bedroom 5 Bathroom 4 car space Laundry room Balcony 2 Kitchen Area 1 outdoor Kitchen with minibar Fireplace/woodfire oven in Sunroom Family Area Meal Area Sunroom Study room Dining area Lounge area Living area Storage room Lower Level: Kitchen Storage Area Remote-controlled three-car garage 1 Bathroom Entry level: Balcony 1 Bedroom, with Walk-in robe and ensuite 1 Bathroom 1 Laundry room Study room Lounge Kitchen Dining Sunroom Meals area Covered Area Family Area Upper Level: 5 Bedroom - 1 bedroom with Walk-in robe and ensuite - 1 bedroom with Walk-in robe - 3 bedroom with sliding build-in robe 1 Bathroom Sitting area Living area Balcony, front and back area Property Features: Driveway Gardens in front and back of the house Spacious Backyard Covered and uncovered Entertainment area Sunroom Remote-controlled three-car garage Ducted air conditioning throughout Alarm system Ducted vacuuming Water tank Area Features: 4 mins drive to Englorie Park Child Care Centre 6 mins drive to Willow Tree Kindergarten 9 mins drive to Little Peoples Early Learning Centre - St. Helens Park 4 mins drive to Our Lady Help of Christians Catholic Parish Primary School 4 mins drive to Thomas Acres Public School 6 mins drive to Rosemeadow Public School 6 mins drive to Thomas Reddall High School 7 mins drive to Ambarvale High School 9 mins drive to St Helens Park Public School 7 mins drive to Broughton Anglican College 7 mins drive to University Of Western Sydney-Campbelltown Campus 11 mins drive to St Patrick's College Campbelltown 7 mins drive to Campbelltown Hospital 9 mins drive to First Care Medical 10 mins drive to Centre Health Medical Centre Campbelltown 6 mins drive to Rosemeadow Fire Station 10 mins drive to Campbelltown Police Station 3 mins drive to IGA Xpress Glen Alpine Grocery Store 6 mins drive to Coles Supermarkets 9 mins drive to Foodworks Supermarket 6 mins drive to Macarthur Square Shopping Centre 8 mins drive to Campbelltown Mall 8 mins drive to Marketfair Campbelltown Shopping Centre 3 mins drive to Lack Reserve 6 mins drive to Macarthur Train Station

Glen Alpine's friendly atmosphere fosters a sense of community that's hard to come by in today's fast-paced world. The charm is evident from the moment you step onto its tree-lined streets. The natural beauty of rolling hills and lush greenery creates a serene backdrop for residents to enjoy. Whether you're taking a stroll through the neighborhood or simply gazing out of your window, the views are sure to leave you captivated. Beyond its natural splendor, Glen Alpine boasts a range of conveniences designed to enhance your lifestyle. Nearby shopping centers provide easy access to daily essentials and leisurely shopping trips. Quality educational institutions ensure that families have excellent options for their children's schooling. And when it comes to recreational

activities, Glen Alpine doesn't disappoint. Parks, trails, and outdoor spaces offer plenty of opportunities to stay active and soak in the fresh air. For those seeking a harmonious blend of natural beauty, modern amenities, and a strong sense of community, Glen Alpine is the perfect destination for you and your family. Don't miss this chance to transform it into your dream haven. Development Zone: Residential M2 Total In Floor Area: 478m<sup>2</sup> BE SURE NOT TO MISS OUT. Please call Jose on 02 8916 6488 as this top location is sought after and will not last. Disclaimer: Winners Choice Real Estate believes that all information contained herein is true and correct to the best of our ability and in no way misleading, however, all interested parties are advised to carry out their inquiries and relevant searches.