

# 9 Bruce Street, Glendale, NSW 2285



## House For Sale

Tuesday, 12 March 2024

9 Bruce Street, Glendale, NSW 2285

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 835 m2**

**Type: House**



Paul Jones  
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## New to Market

Presenting an exceptional opportunity to secure a charming residence nestled on an expansive 835sqm parcel of land, this home is a testament to comfortable living with an abundance of potential. With its current configuration offering three generously sized bedrooms, this residence holds the promise of easily transitioning to a four-bedroom abode with very little effort required, ensuring ample space for growing families or savvy investors looking to maximise rental yield. The property's allure is significantly enhanced by a recently constructed (3 years old) double garage, which not only provides secure parking but also features an adjoining one-bedroom studio. This versatile space is perfect for guests, a home office, or as an additional income stream, offering privacy and convenience in equal measure. Location is paramount, and this home does not disappoint. Situated within walking distance to the vibrant Stockland Glendale shopping centre, residents have easy access to a wide array of retail, dining, and entertainment options. Moreover, the property's proximity to Cardiff CBD ensures that all your needs are just a short drive away, from local schools and parks to public transport and healthcare services. The home itself is ripe with potential, boasting provisions for an ensuite, thereby offering the new owners the chance to add value and personalise the space to their liking. The expansive land size also provides a canvas for those with a green thumb or dreams of outdoor entertaining areas, with enough room to create a beautiful garden or a backyard oasis. In summary, this property represents excellent value for those seeking a comfortable and spacious home with the flexibility to expand, combined with the convenience of a prime location. Whether you're a first home buyer, a growing family, or an investor, this home is ready for its next chapter. Don't miss the chance to make it yours. - Single bed studio at rear - Spacious double garage & workshop - Provision for ensuite - Walking distance to Stockland Glendale Land size: Approx 835m<sup>2</sup> Rates: Approx \$497/qtr Rent: \$800 - \$900 (Combined)