

# 9 Glenworth Valley Road, Wendoree Park, NSW 2250

## Sold House

Tuesday, 23 January 2024

9 Glenworth Valley Road, Wendoree Park, NSW 2250

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 1005 m2

Type: House



Mark Roberts  
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**\$670,000**

Arguably one of Australia's best kept secrets, the serene and tranquil village of Wendoree Park is nestled on the banks of the water which leads to the Hawkesbury River. Situated less than 40 kms from Hornsby and only 23 Kms from Berowra, the privacy of this quaint, affordable home makes it an ideal lifestyle choice to get away from the hustle and bustle of everyday city work life. Discover the epitome of Coastal living with this enchanting timber home, gracefully perched on the high side of the road, offering breathtaking views of the water. Bask in the beauty of breathtaking water views that adorn this well presented 2-bedroom haven, where built-in robes adorn both bedrooms to add a touch of convenience. The interior boasts the timeless allure of beautiful timber floorboards throughout, complemented by the modern touch of floating floors in the upstairs living. The open-plan living area in the loft space is a masterpiece, showcasing uninterrupted water views that seamlessly integrate with the surroundings. A free-standing studio, perfect for a home office or potential third bedroom, adds versatility to the layout. Imagine waking up to the tranquil sound of waves and finishing the day with the captivating sight of the sun setting over the water. Entertain in style on the fantastic, covered balcony, offering a perfect setting for gatherings or quiet moments of relaxation enjoying the beauty that surrounds. The thoughtful design extends to practical features, including a double tandem carport where your vehicles find shelter from the elements providing convenience and protection. Located just a 10-minute drive from the M1 Motorway at Mount White, accessibility meets serenity in this lifestyle haven. There is also a public jetty and pontoon situated at the far end of the street. The property boasts a septic tank system that is both pump and gravity fed, ensuring efficient waste management. Additionally, a 5Kw Solar Panel system with 16 panels not only contributes to sustainability but also provides cost-effective energy solutions. With a BAL 29 rating, this home assures you of a secure and resilient structure. Embrace a lifestyle where natural beauty meets thoughtful design. This timber home offers a unique opportunity to experience a lifestyle where every day feels like a retreat, surrounded by the calming presence of water and the warmth of a beautifully crafted home. Don't miss your chance to call this gem your own. Council rates: \$1,185.62pa Storm water drainage \$139.16pa Potential rental: \$450pw-\$475pw Disclaimer: Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given by George Brand or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the purchase of the property.