

# 9 Treeview Place, Glenmore Park, NSW 2745



## House For Sale

Friday, 29 March 2024

9 Treeview Place, Glenmore Park, NSW 2745

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 437 m2

Type: House



Trevor Holmes  
0247246600



stephanie radcliffe  
0247246600

## \$1,249,000 - \$1,299,000

Nestled in the highly coveted locale of Mulgoa Rise, this impeccable 4 bed, 2 bath residence epitomizes contemporary living at its finest. Spanning 437sqm, this home seamlessly marries modern design with practicality, boasting multiple living zones including a study, separate lounge, and an upstairs retreat for added versatility. Radiating timeless charm, the property features a neutral colour palette and ducted air conditioning throughout, ensuring year-round comfort. Entertaining is effortless in the open-plan layout, complemented by tiled flooring that exudes elegance and requires minimal upkeep. The four generously sized bedrooms, all with built-in robes, offer comfortable accommodations, with the master suite boasting a sizable walk-in robe and ensuite. The main family bathroom is appointed with a separate bath and walk-in shower, alongside ample vanity storage. At the heart of the home lies a quality kitchen equipped with stone benchtops, stainless steel appliances, and a walk-in pantry, catering to both style and functionality. Step outside to discover a spacious undercover alfresco area and backyard, perfect for alfresco dining and extending your living space. Secure parking for two vehicles is provided in the automatic garage. Situated amidst the picturesque foothills of the Blue Mountains in Glenmore Park, this residence enjoys a serene setting bordered by national parks and reserves, while remaining within close proximity to essential amenities. The property is conveniently located near bus stops, Nangamay Primary School, and Parkland facilities, all within 1.2 km. Glenmore Village Shopping Centre is just 1.5 km away from your doorstep. Additionally, Fernhill and Glenmore Park High School are situated at a distance of 2.5 km and 4 km respectively. Potential Rental Return: \$850 approx. per week Outgoings: Council Rate: \$427 approx. per quarter Water Rate: \$171 approx. per quarter \*\*TO VIEW THIS PROPERTY, PLEASE CLICK THE 'EMAIL AGENT' OR 'BOOK INSPECTION' BUTTON AND SUBMIT YOUR ENQUIRY WE WILL RESPOND WITH AVAILABLE INSPECTION TIMES. PLEASE ENSURE YOU REGISTER TO INSPECT THIS PROPERTY\*\* "We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations."