

**92 Wattle Crescent, Glossodia, NSW 2756**



**House For Sale**

Saturday, 13 April 2024

92 Wattle Crescent, Glossodia, NSW 2756

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 4047 m2**

**Type: House**



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## Guide \$1,370,000 - \$1,430,000

Welcome to 92 Wattle Crescent Glossodia, a lovely recently renovated family home sitting on just over an acre. This home features four bedrooms, two bathrooms, formal dining area or potential office space, two living areas/optional rumpus area for children, large back yard and shed with three phase power. Located only minutes from local schools and shops, this property is an obvious choice for an upcoming or established family. Upon entering you're greeted with an architecturally fused foyer with a skylight, a great sized living room and made complete with slow combustion fireplace and wooden flooring. The kitchen features both Caesarstone and stainless steel benchtops, modern appliances with gas cooking, ample storage space and downlights under the cupboards. Every meal prepared here is sure to be cooked with love and served with excitement. Adjacent to the kitchen you'll find a formal dining room or study, and newly renovated large bathroom with laundry. Throughout the home a C-Bus Automation system has been installed turning it into a smart home and allowing you to control your lighting from the convenience of your phone. Each bedroom is a good size and features wooden floorboards, ceiling fans and three include built-in wardrobes. Outside continues to show its promising future with a fully fenced yard and side access, a concreted entertainment area the length of the home; which is ideal for entertaining and already features water outlets ready for an outdoor kitchen installation. The large yard includes a combination cubby house with chicken coop underneath and to conclude, a large shed complete with 3 phase power, welders bay and outdoor parking bay with power perfect for a caravan. Features

- 4 bedrooms (3 with built in wardrobes)
- 2 bathrooms - newly renovated second bathroom/laundry
- Multiple living spaces plus formal dining/office area
- Kitchen with stone benchtops and modern appliances
- Ducted air conditioning and ceiling fans throughout
- C-Bus lighting automation system and alarm system
- Cubby house with power points and chicken coop underneath
- 4 Bay shed with 3 phase power, welding bay and outdoor parking bay with power
- Situated on 4,047m<sup>2</sup> block with 22,500L water tank for gardening and town water