

**30/2 Glenmore Ridge Drive, Glenmore Park, NSW
2745**



Apartment For Sale

Saturday, 29 June 2024

30/2 Glenmore Ridge Drive, Glenmore Park, NSW 2745

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Ranjit Cheema
0477992888



Daniel Palermo

\$640,000 - \$680,000

Step into a world of modern comfort and convenience at 30/2 Glenmore Ridge Drive, Glenmore Park. This exquisite apartment presents an unmissable opportunity for first-home buyers and savvy investors alike, nestled in a serene location with enviable connectivity. Positioned for ultimate lifestyle ease, you're moments from the M4 Motorway, the local new shopping centre, and schools which is 5min walk from the property and under construction and also a short drive to Penrith CBD. Features of the apartment include:

- 3 generously sized bedrooms all with their own balcony, 1 with a built-in robe and 2 with walk-in robes including the master bedroom which also boasts an ensuite, ensuring privacy and ease of living.
- Upstairs is the open plan living, dining and kitchen area and also a small study or work-from-home space. The whole upper level is fully tiled throughout, bathed in natural light and featuring a split air-conditioning for year-round comfort.
- Contemporary kitchen equipped with Caesarstone benchtops, gas cooking, a slide-out rangehood, a dishwasher and an abundance of storage cupboards.
- A modern main bathroom, tiled to ceiling, with a bathtub is complemented by an internal laundry that includes a dryer, melding functionality with style.
- Secure underground car parking accommodates two vehicles, supplemented by off-street parking and a generous-sized storage cage.
- Step outside to discover a private common courtyard, perfect for entertaining or enjoying quiet moments, with convenient gate access to the street.
- Safety and accessibility are paramount in this secure complex which features an intercom system.
- With a potential rental return of approximately \$550 - \$600 per week, this apartment is not only a place to call home but a wise investment in your future. Don't miss out on the chance to secure this gem in the highly desirable Glenmore Park.

Additional information: Strata levies - \$1059.25 per quarter
Council rates - \$448.40 per quarter
Water rates - \$172 per quarter

Listed below is an approximate distance from the property to local amenities:

- 170m to the Bus stop
- 900m to Nangamay Public School & the new shopping centre
- 700m to Local Sporting Fields
- 2.9km to Glenmore Park High School
- 3.7km to Glenmore Park shops with Woolworths & Aldi
- 3.1km to Penrith Golf Club
- 2.9km to M4 motorway
- 14km to Western Sydney International Airport
- 54km to Sydney CBD

Disclaimer: We have, in preparing this information, used our best endeavours to ensure that the contents contained herein are true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own independent inquiries to verify the information provided.