

# 2B Giles Close, Glenmore Park, NSW 2745



## Duplex/Semi-detached For Sale

Saturday, 29 June 2024

2B Giles Close, Glenmore Park, NSW 2745

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: Duplex/Semi-detached



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## **Auction unless sold prior**

The Process: Auction to be held Onsite on Saturday 27th July unless sold prior. The vendor will consider all offers prior to Auction and if an offer is accepted the auction will be cancelled. If you would like to put forward an offer or have any further questions about the process, please contact the agent.

The Property: Welcome to the home you have been waiting for, 2B Giles Close, is situated in the highly sought-after suburb of Glenmore Park and boasts many luxury fixtures and fittings throughout. The perfect blend of contemporary design and comfortable living, ideal of families or those seeking a modern lifestyle. Features of the home include:

- 4 great-sized bedrooms, 3 with built-in wardrobes plus a study or prayer room, master bedroom boasting an ensuite bathroom with spa bath, split system air conditioner and a large window with beautiful mountain views.
- Beautiful kitchen with upgraded stainless steel appliances including a 900mm gas cooktop, canopy rangehood, electric oven, built-in microwave and refrigerator with French doors.
- Massive light-filled lounge room on entry, plus a separate formal dining room and a meals area off kitchen.
- Large rumpus room with built-in corner desk and book shelving, also can be used as a 5th bedroom.
- Full contemporary main bathroom, tiled to ceiling, with a freestanding bathtub and semi-frameless shower screen.
- Spacious internal laundry with storage cupboard plus a convenient 3rd toilet.
- Single lock-up garage with remote entry, plus additional parking in driveway.
- Large decked outdoor entertaining area, perfect for BBQ's or entertaining guests, with storage space beneath.
- All on a completely landscaped 456sqm block with side excess to a low maintenance backyard.
- Potential rental return of approximately \$850 per week.
- Additional features include ducted air conditioning & downlights throughout, security alarm system, wide staircase, quality floor tiles and a neutral colour palette.

Listed below is an approximate distance from the property to local amenities: 200m to Bus stop 1.4km to Local sports fields 1.8km to Glenmore Park High School 1.8km to Caroline Chisholm Girls Collage 1.1km to Bethany Catholic School 1.2km to Glenmore Park shops with Woolworths & Aldi 2.1km to Glenmore Park Public School 3.2km to Penrith Golf Club 5.7km to Penrith Station 10.2km to New Sydney Metro Stop Orchard Hills 2.1km to M4 Motorway 20.3km 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.