

**197 Meurants Lane, Glenwood, NSW, 2768**



**House For Sale**

Tuesday, 6 August 2024

197 Meurants Lane, Glenwood, NSW, 2768

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Shiv Nair

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Kayla Scully

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## **AUCTION ONSITE Sunday 25th August 10am**

Crafted for modern family living, this inviting brick residence promises a blissful lifestyle, with a thoughtfully designed single-level layout that effortlessly transitions to the generous all-weather entertaining patio. Exuding warmth and style, it delivers comfort and connectivity with easy access to transport and arterial roads, nestled in the catchment area of Caddies Creek Public School - Welcome to 197 Meurants.

### Features:

- Perched on a 549.9sqm lot with the natural advantage of a north-facing rear
- Four sizeable bedrooms, three with built-in wardrobes, and two with shared ensuite access
- Master bedroom features a walk-in robe, ensuite with a corner shower, and security shutters
- Two well-proportioned living spaces, including a formal lounge and a rear entertaining domain, both with glass sliding doors opening to the backyard
- Gourmet open-plan kitchen offers a large walk-in pantry, gas cooktop and breakfast bar
- Neutral-toned family bathroom featuring a practical layout with a bathtub and corner shower
- Internal laundry with direct outdoor access
- Covered alfresco entertaining patio overlooks the low-maintenance lawn and garden, complete with a garden shed
- Double auto lock-up garage with internal and yard access
- Secure, gated backyard with wide side access
- Additional features: Near-new ducted, zoned air conditioning and 18kW solar system

This fantastic property is conveniently located just steps from district buses (1 minute), Valentine Sportspark, Medical centre (1 minute) and both Caddies Creek Public and Glenwood High School (10 minutes). With the Glenwood Village Shopping Centre nearby and seamless access to arterial roads, Bella Vista Metro station (5 minutes), and Norwest Business Park, it offers a lifestyle of ease and accessibility - contact Shiv Nair today on 0451 883 102 for further information.