

**30 Glading Street, Manly West, QLD, 4179**



**House For Sale**

Wednesday, 25 September 2024

30 Glading Street, Manly West, QLD, 4179

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Unparalleled Elegance and Serenity on 696m<sup>2</sup> - An Entertainer's Dream

\*In Room Auction Saturday 19th October at 10am - 15 Harries Rd, Coorparoo (Harcourts Property Centre Coorparoo)\*

Welcome to 30 Glading Street, a fully renovated family home set on an expansive 696m<sup>2</sup> block in one of Manly West's most desirable locations. Surrounded by beautiful greenery, this property offers a serene backdrop, creating an oasis of privacy that's rare in today's market.

As you approach the home, the meticulously landscaped gardens provide a warm and inviting first impression. Step inside, and you are greeted by a spacious, open-plan living area that is flooded with natural light, creating an inviting atmosphere perfect for family gatherings.

At the heart of the residence is a sophisticated chef's kitchen, fitted with top-tier appliances, sleek cabinetry, and ample bench space that invites culinary creativity. This kitchen flows seamlessly to the sprawling outdoor entertaining deck, overlooking a shimmering magnesium pool and beautifully manicured gardens-creating an ideal setting for summer gatherings or quiet evenings under the stars.

The home boasts four generously sized bedrooms, each equipped with air conditioning and ceiling fans for year-round comfort. The master suite serves as a private retreat, while the main bathroom features elegant Carrara marble herringbone tiles, providing a spa-like experience. The additional bedrooms offer versatility for children, guests, or a dedicated home office, ensuring that every family member has their own space.

Outdoor living is a highlight of this property, featuring stunning elements designed for entertaining. The 9m x 4m magnesium pool, complemented by low-maintenance composite decking, invites you to enjoy lazy summer days or invigorating swims. A charming 3m x 4m pool house provides a relaxing retreat or an excellent space for gatherings, equipped for your comfort and convenience.

The lower level also features ample vehicle accommodation, as well as a great area that can be utilized as a DIY home workshop and kids' play, along with a fully equipped laundry space for practicality and ease in daily living.

Security is paramount, with a 6-foot electric gate providing peace of mind for your family. The property also features a 10KW solar system with an 8.5KW inverter, appealing to environmentally conscious buyers seeking energy efficiency.

Located within the sought-after Manly State School catchment area, the home is conveniently close to local shops, cafes, and the vibrant Manly Esplanade, which offers picturesque parks, marinas, and waterfront dining options. Enjoy the perfect blend of a tranquil residential setting with the excitement of nearby amenities.

This exceptional property is more than just a home-it's a lifestyle waiting to be embraced. Schedule an inspection today and experience the luxury, tranquility, and convenience that 30 Glading Street, Manly West, has to offer.

**\*\*Disclaimer:\*\*** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein.