

**45 Nottingham Drive, Glenreagh, NSW 2450**

**McGrath**

**House For Sale**

Sunday, 23 June 2024

45 Nottingham Drive, Glenreagh, NSW 2450

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



John Hall

0447758993

## Expressions of Interest

Nestled in the picturesque Glenreagh escarpments, this contemporary 2023-built home offers modern living and serenity. Featuring versatile bedroom and living layouts, updated bathrooms, air conditioning, and a cozy fireplace, it's ideal for families or a tranquil retreat. Set on 1.18 hectares (2.9 acres), the property boasts a one-bedroom shed house, extensive outdoor entertaining areas, connection to town water, and underground electricity.- Spacious bedrooms with built-in wardrobes, providing ample storage space- Two modern bathrooms with contemporary fixtures and finishes- Modern kitchen with an island bench and stainless-steel appliances- Elegant wood-look tiles in bedrooms, living and kitchen areas- Ceiling fans throughout the house and air conditioning in the main bedroom- Cozy working fireplace for added warmth and ambiance- Double garage plus large additional workshop/garage- Two 22,000-litre water tanks with dual filtration, along with town water supply- One-bedroom shed house with private kitchen, bathroom, and air conditioning- Just three minutes from the centre of this delightful country town- Best of the country yet only 25 mins to the A1, Moonee Beach and the Plaza