

3/76 Greenacre Road, Connells Point, NSW 2221



Villa For Sale

Sunday, 23 June 2024

3/76 Greenacre Road, Connells Point, NSW 2221

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 239 m2

Type: Villa



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Forthcoming Auction | Contact Team Wedes

Showcasing quality at its finest in the prestigious Connells Point market, this boutique full brick and concrete slab villa has been well maintained by a meticulous owner for over 11 years. It is set within a block of 3, majority owner-occupied and represents low-maintenance living at its best. This is the ultimate live-in or investment option in a waterside peninsular pocket that represents a superb lifestyle enhanced by the natural surroundings. With high ceilings, ducted air-conditioning, skylights, neutral colour tones and meticulous maintenance, a property like this one is rare to find in the 2221 market. With its rear position in the complex, this villa feels like a house totalling 239m² approx making it a unique opportunity for both local and out-of-area buyers. The beautifully appointed free-flowing internal layout, minimal stairs, and a large wrap-around private outdoor space for entertaining, relaxing and staying active. Green thumbs with love the space that caters for gardening or growing organic produce all year round with ease. With only one common wall, this villa residence enjoys a prized north-west-facing aspect creating a light-filled abode of tranquillity and splendid privacy making it your own private oasis. A villa of this calibre is hard to find and it will suit professional couples, first home buyers, empty nesters, those upsizing or downsizing, investors, medical staff, essential workers, families and newly married couples looking for their start in the market. Fitness enthusiasts will also appreciate the large automatic garage and additional carport which can cater for those with additional vehicles, bikes, sporting equipment or a work vehicle. Those who love convenience will appreciate being within a prized waterside location within minutes of various amenities and a buzzing local community that is friendly, welcoming and of mixed demographics. With such a convenient address, you can walk to the local bus stops for access to Hurstville train station, Hurstville Westfield, Hurstville Central and Southgate Sylvania in under ten minutes. You can walk or drive to IGA supermarket, South Hurstville Pinnacle RSL, Poulton Park synthetic fields, Carss Bush Park, Formation Physio, medical centre, vet, post office and multiple bustling restaurants in South Hurstville, Blakehurst, Carss Park, Kyle Bay, Hurstville & Sylvania. The villa is within 20 minutes of Sydney Domestic & International Airports plus St George Private & Public Hospitals for access to medical specialists and doctors.

Accommodation & Key Attributes:- Welcoming front patio, quality indoor-to-outdoor flow, double brick construction, high ceilings, skylights, immaculate block presentation and management.- Northwest-facing aspect, established front and rear gardens, balanced Feng Shui energy and light-filled with a natural ambience.- Three large bedrooms, built-in wardrobes, and the master bedroom featuring an en-suite for added convenience.- Flexible floor plan catering to those who enjoy a separation of space between the kitchen, living and dining areas.- Delightful contemporary kitchen with gas cooktop, range hood, oven, dishwasher, abundant storage, and space for preparing meals.- Oversized master bathroom with bathtub for young children/newborns, shower, toilet and vanity.- One common wall, plenty of space outdoors for hosting events, creating a wellness zone, gym area or a children's play zone.- Large internal laundry, nbn® Hybrid Fibre Coaxial (HFC) connected plus space to integrate a study nook for those working/studying from home.- Single automatic garage with auto door plus a carport for additional vehicles.- Internal access from the garage to the lovely landscaped outdoor courtyard for ease of convenience.- Walk across the road to Duggan Park for picnics, children to play on the equipment plus catch up with friends, family and fellow local residents.

Local Amenities & Community Points Of Interest:- Set within the school catchment zone of Connells Point Primary School and Blakehurst High School. There is also access to various private schools and Catholic schools if required including Marist Catholic College Penshurst, South Hurstville Campus.- Private bus school pick up available including Danebank Anglican School For Girls, All Saints Grammar School, PLC Sydney & The Scots College.- 3-minute walk to the 953-bus service direct to Hurstville Train Station and Westfield Hurstville.- Walk to various park locations with picnic tables and play equipment plus riverside access for boats, fishing, kayaking, canoeing and paddleboarding. - 5-minute walk to Poulton Park Synthetic Fields for avid soccer enthusiasts.- 10-minute drive to Hurstville Golf Course, Crunch Gymnasium & Ken Rosewall Tennis Centre.- 10-15-minute drive to Southgate Sylvania and Miranda Westfield for those who like versatile options.- 20-minute drive to Sydney Domestic & International Airport.- 10-minute drive to St George Private & Public Hospitals and the foreshore of Lady Robinsons Beach.

Approximate Outgoings Per Quarter: Council: \$515.24pq approx. Water: \$203.45pq approx. Strata: \$900pq approx. Total Size: 239m² approx. (as per contract for sale and strata plan). For more information or to discuss this property please contact Team Wedes: Patrick Wedes | 0418 356 789. Myanna Wedes | 0431 927 391. Taj Melrose | 0475 389 054. Office: 02 9599 4044. Direct Line: 02 7229 1231. Award Winning Local Specialist Family Team. Belle Property Platinum Elite Agents FY23, FY22 & FY21. *All information contained herein is gathered from sources we consider to be reliable, however, we cannot guarantee or give any warranty to the information provided.