






BEST OF BOTH WORLDS!

PRIVATE APPOINTMENTS ARE STILL PERMITTED! CONTACT US TO BOOK IN AN INSPECTION.

Sitting on a glorious, north facing 1,585sqms block in one of Glenbrook's premium locales is this wonderful home full of soul and joy.

Located just 1km to Glenbrook Village you'll be spoilt for recreational pursuits.

Nearby, the Grey Street steps provide a shortcut walk to the station; another track from Brook Road leads to the National Park and the famous Jellybean Pool. The old tramway walking trail in Darks Common is close by, leading to expansive views over Glenbrook Gorge.

Lounging in the huge north facing enclosed verandah is a joy. Privacy is assured as the home is set well back from the road, behind a superb, mature and manicured garden. The sizable block also allows ample space for veggies and herbs out the back.

The current owners added a magnificent kitchen/dining/family room and dreamed of extending further before choosing another project within the Mountains. There is still ample opportunity for you to create an addition to suit your family needs (stca) and overcapitalising is not an issue with examples of quality nearby homes far exceeding $2 million.

The city is roughly an hour by car - as it is from more expensive, bushless suburbs in greater Sydney. With recent road upgrades, both the Central Coast and South Coast are also more accessible from Glenbrook. Nepean

3 2 2 1,585m2

Price	SOLD for $1,800,000
Property Type	Residential
Property ID	1484
Land Area	1,585 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

Waterloo
169-175 Phillip St Waterloo NSW 2017 Australia
02 8399 0340

LIBERTY

Hospital is approximately 20 minutes drive. And in a couple of years, Western Sydney International Airport will be about half an hour's drive away. It takes longer from most Sydney suburbs to Mascot!

For recreation, try kayaking on the Nepean River, mountain biking or running on any of the myriad of available trails. As well as tennis courts, Glenbrook Oval and Knapsack Park are host to a range of kids' and adult sports. Let's not forget Glenbrook's popular cinema too!

Glenbrook provides a fabulous bush setting within commutable distance to Sydney. This wonderful, versatile property has easy access to both; in a great community village.

Features

- Three bedrooms
- Two living areas
- Two bathrooms
- Modern kitchen
- Huge north facing enclosed balcony
- Gas cooking, heating, and hot water
- Fireplace
- Large workshop (could easily convert to office, STCA)
- Garden shed
- Trees: eight olive, a kaffir lime, lemon, blood orange and bay
- Herbs: lemongrass, rosemary and bush basil.

Land size: 1,585 sqms

Council rates: $989.00pq

Water rates: $145.71pq

Rental Potential: Around $700pw

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.