

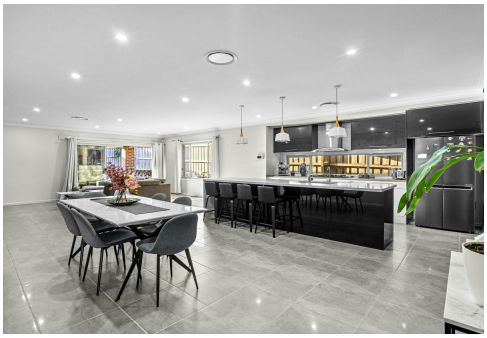





Glenfield, 35 Mermaid crescent

Beautifull Masterton Home in Great Location!

4 | 2 | 2

Kris Menon, from LJ HOOKER Ingleburn, is proud to present this beautiful Masterton Built, less than 10 years old, 4 bedroom, 2.5 bathroom house in the very popular suburb of Glenfield. With a spacious open plan living area, modern kitchen, and a double garage, this property has everything you need.

Located in a quiet and family-friendly neighbourhood, this house is just a short drive away from schools, parks, and shopping centres. The master bedroom features an ensuite bathroom and walk-in wardrobe, providing a luxurious retreat for the homeowners.

The backyard is perfect for entertaining, with a covered Alfresco area with Ceiling Fan and plenty of space.

AUCTION GUIDE $1,149000

For Sale
SOLD - $1,350,000

View
ljhooker.com.au/EXMHG3

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LJ Hooker

LJ Hooker Ingleburn
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Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

4 BED || 2.5 BATH || 2 CAR ||Land 508 Sqm

PROPERTY FEATURES

· Master bedroom with ensuite and walk in robe with ceiling fans
· 2.5 bathrooms, (1 powder room, 1 bathroom and 1 ensuite). Both the bathroom and the ensuite have tile floors and under-rule heating.
· 3 good size bedrooms with built in wardrobes and fans
· 2 Separate spacious lounge rooms,
· Roomy living room combined with dining
· Lovely and spacious kitchen with gas cooking, a stove, stone benchtops, ample cupboard space opening to the dining room, and a separate butler pantry
· Internal laundry with additional storage space
· A beautiful backyard with an alfresco
· Double lock up garage
· Ducted Air Condition
· 5.5 KW Solar Panels which provide savings on electricity

Really good size back yard with low maintenance grassy areas

· Tiles in Lounge and Dining, All Bedrooms and 2nd lounge are carpeted.
· Light filled and airy with a beautiful and landscaped front yard
· At present tenanted at $740 per week

LOCATION FEATURES

· Quick drive to Glenfield Station and Glenfield Public School
· Quick drive to local School , Crossroads Homemaker Centre and Casula Mall

*Open home every Saturday 3/7/2024 @ 1:15pm - 2:10pm till Auction Day on site 24 August 2024 at 11:20am.

Call Kris M on 0410 593 984 or Amer M on 0433 466 402

AUCTION UNLESS SOLD PRIOR

*DISCLAIMER: Every precaution has been taken to establish accuracy of this information but does not constitute any representation by the vendor or agent. Prospective purchasers are urged to rely on their own enquiries.

LJ Hooker

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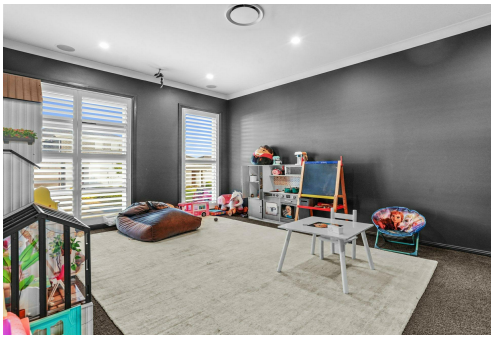
More About this Property

Property ID	EXMHG3
Property Type	House
Land Area	508 m²
Including	Ensuite Study Ducted Cooling Ducted Heating Toilets (1) Alarm Intercom Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels ceiling fans system in place for projector gas stove granite benchtop











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