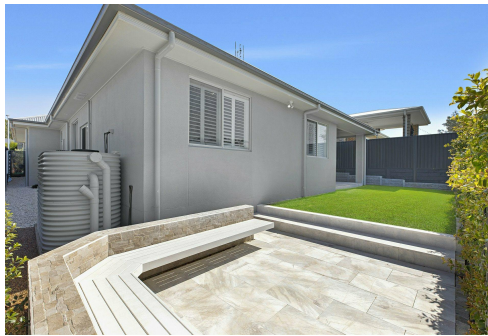
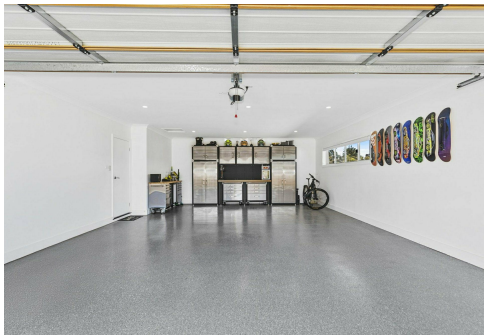




Glenning Valley, 5 Bolwarra Street

Modern Elegance in The Glades!

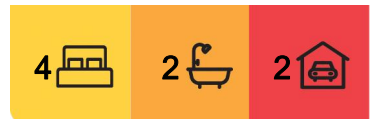
Situated on a low maintenance completely landscaped block with a coveted north facing rear yard, is this stunning residence in the highly sought-after Glades Estate.

Featuring a rare oversized garage that is near 9 metres deep, the idea extra workshop or gym space.

Welcome to 5 Bolwarra Street, Glenning Valley!

This expertly crafted by McDonald Jones, the Havana 28 design masterfully blends luxury, style, and comfort, creating the perfect haven for you to enjoy everything you love about home, just in time for summer!

Key Features:



For Sale
Please Call

View
ljhooker.com.au/WE5GJF

Contact
Justin Bond
0406 999 007
justin.bond@ljhooker.com.au
Belinda Bond
0400 544 557
belinda.bond@ljhooker.com.au



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.

**LJ Hooker Tumby Umbi | Killarney
Vale | Bateau Bay
(02) 4389 1722**

- Nearly New: 2 years old, this McDonald Jones Homes features a BlueScope steel frame, and fully rendered three-coat finish by CSR HEBEL ensuring quality, style and durability.
- Level 485sqm Block: a 15m frontage with a north facing rear yard, this low-maintenance property offers effortless living.
- High Ceilings: Enjoy 2550mm ceilings at the front and light-filled 2990mm ceilings at the rear, enhanced by plantation shutters and floor-to-ceiling Veri Shade curtains throughout.
- Innovative Design: The children's activities and family/dining room features recessed aluminum stacker doors that integrate seamlessly within the concrete slab.
- Enhanced Comfort: Equipped with steel mesh fly screens for added ventilation.
- Stylish Touches: Two round 600mm mirrors, freestanding bath, and full-height tiling to ensuite.
- Gourmet Kitchen: Enjoy a luxurious waterfall stone island and benchtops, complemented by a stunning mosaic-style splash back, modern appliances, and a large walk-in pantry.
- Seamless Indoor/Outdoor Living: Multiple living areas effortlessly transition to a large alfresco space, perfect for entertaining.
- Opulent Bedrooms: Four spacious bedrooms, all with built-in robes. The master suite features a large walk-in wardrobe and a lavish ensuite with a double vanity.
- Luxurious Bathrooms: Both the main and ensuite bathrooms include baths and semi-frameless shower screens for a modern touch.
- Advanced Climate Control: Stay comfortable year-round with 3-phase ducted air conditioning featuring multiple zones.
- Sustainable Energy: A 10.3kW solar package with 25 panels ensures energy efficiency.
- Extra-Long Garage: 8.9 metres deep double electric garage with internal access and stylish epoxy flake flooring.
- Prime Location - Perfectly positioned in a sought-after area, just minutes from major shopping centres, the freeway, and a short drive to the beautiful Shelly Beach.
- Close to local cafes, restaurants, and both public and private schools.

This exceptional property offers a rare opportunity for a luxurious lifestyle in The Glades.

To arrange your private inspection contact Justin or Belinda today!

Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans are indicative of the property and for illustrative purposes only. Any development potential stated herein is suggestive only and may be subject to relevant approvals, as such it is not to be relied upon. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.



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More About this Property

Property ID	WE5GJF
Property Type	House
Land Area	485 m2

Justin Bond 0406 999 007

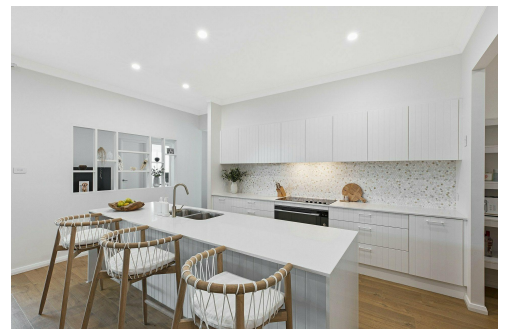
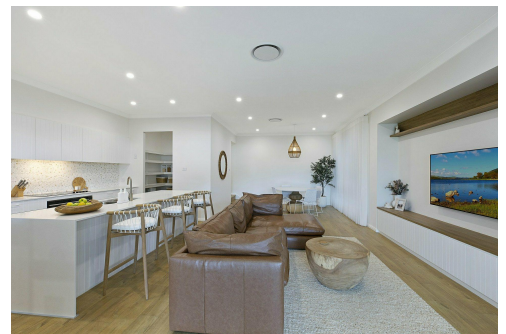
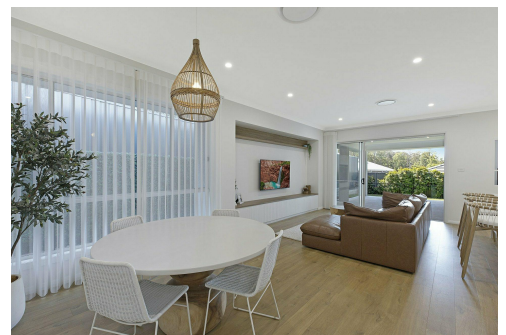
Principal - Licensee | justin.bond@ljhooker.com.au

Belinda Bond 0400 544 557

Principal - Licensee | belinda.bond@ljhooker.com.au

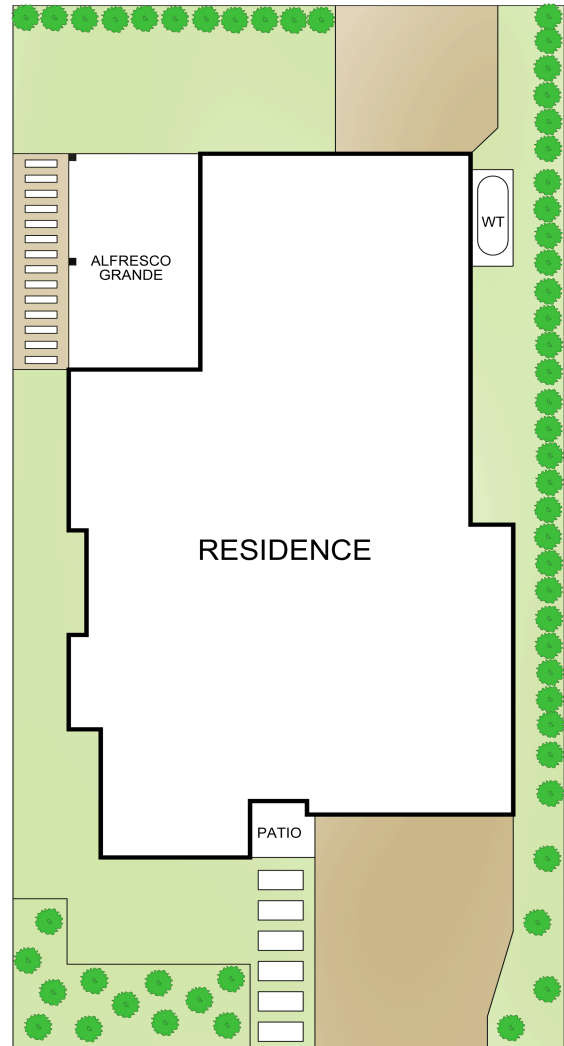
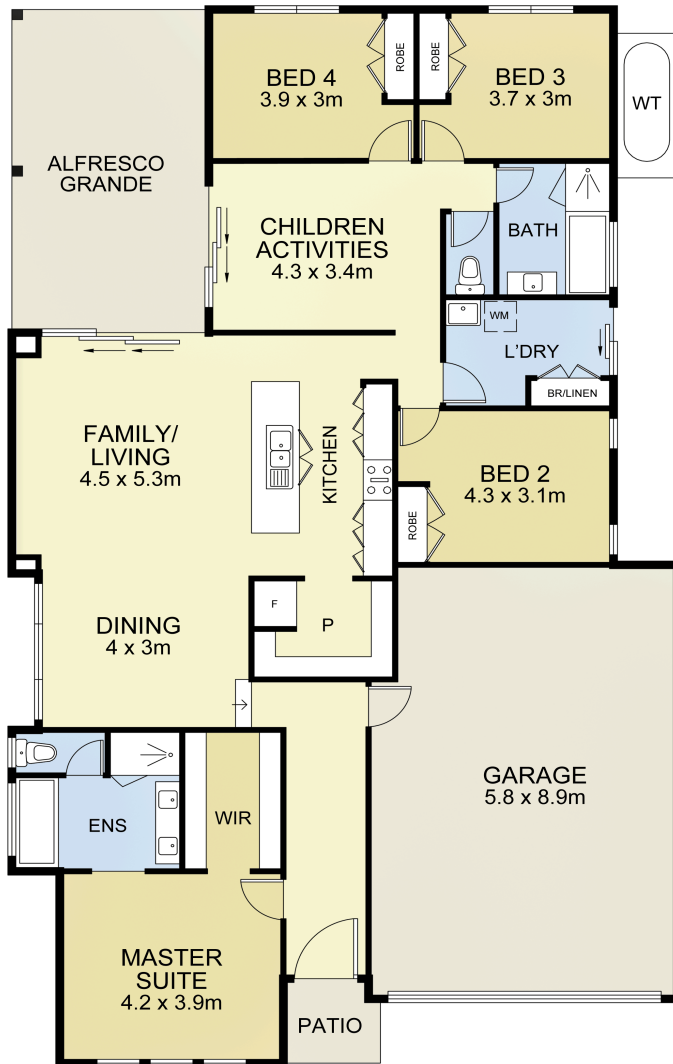
LJ Hooker Tumbi Umbi | Killarney Vale | Bateau Bay (02) 4389 1722

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SITE PLAN

0 1 2 3 4 5 SCALE (METRES)

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



INT : 208m²

EXT : 26m² NOT TO SCALE

5 Bolwarra Street, Glenning Valley