



## Glenwood, 28/3 Cavalry Grove

Private and Secure Retreat in Gated Community with Resort Amenities

Welcome to your private haven in the exclusive Tuscan Ridge Estate at 5/3 Cavalry Grove, Glenwood. This exceptional family residence offers the perfect blend of security, tranquility, and resort-style living on a 370.5sqm easy care block.

Thoughtful Design for Comfortable Living.

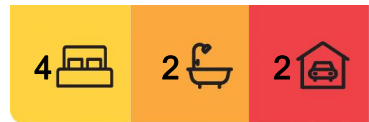
Step into a world of serenity where thoughtful design ensures every aspect of comfortable living. This modern home provides the security you desire while offering resort-style amenities for relaxation and enjoyment.

Secluded Oasis with Abundant Space

Tucked away in a gated community, this lovingly maintained freestanding property invites



**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.



**For Sale**  
Contact The Agent

**View**  
[ljhooker.com.au/76DHHJ](https://ljhooker.com.au/76DHHJ)

**Contact**  
**Leanne Nehme**  
0414 977 907  
leanne.nehme@ljhooker.com.au

**Tony Nehme**  
0433 239 342  
tony.nehme@ljhooker.com.au

**LJ Hooker Bella Vista**  
02 8608 2332

you to enjoy open, light-filled interiors that seamlessly integrate indoor and outdoor living spaces.

#### Key Features:

**Four Comfortable Bedrooms:-** Two bedrooms are equipped with built-in wardrobes, and the master suite features a spacious walk-in wardrobe.

**Generous Living Spaces:-** The home offers formal lounge and dining areas, along with a versatile family room perfect for relaxation and casual dining.

**Functional Gas Kitchen:-** The kitchen is designed for practicality, featuring granite countertops, stainless steel appliances, and ample storage and preparation space.

**Convenient Bathrooms:-** Enjoy two well-appointed bathrooms, the main bathroom with a separate shower, bath tub.

**Outdoor Entertaining:-** Host gatherings in the covered outdoor entertaining area, ideal for all seasons. Neatly landscaped back yard.

**Double Auto Lock-up Garage:-** The property includes a convenient double garage with internal access for your vehicles.

**Resort-Style Amenities:-** Residents have exclusive access to resort-style facilities, including a clubhouse, swimming pool, BBQ area, and a playground for family enjoyment.

#### Prime Location with Peace of Mind

Experience the convenience of a gated community as you take a short walk to the Bella Vista Metro Station, explore excellent shopping options, and relish the café lifestyle. Nestled in the sought-after Glenwood locale, this property falls within the catchment areas of Caddies Creek Public and Glenwood High School. City and district buses are within walking distance, and you're just moments away from the Circa Retail Shopping Centre, Norwest Business Park, Private Hospital, and quick access to the M7 and M2 Motorways.

#### Your Secure Retreat Awaits

This remarkable residence offers a unique combination of privacy, security, and convenience. Discover the comfort and enjoyment of living in a gated community with resort-style amenities. Make this special property your own today.

Strata rates \$728.52p/q

Water rates \$337.97

Council rates \$446p/q

\*Please note: All visitors are kindly requested to park legally outside the estate on Meurants Lane or utilize the designated visitor's parking spaces.



**LJ Hooker Bella Vista**  
**02 8608 2332**

**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.

## More About this Property

<b>Property ID</b>	76DHHJ
<b>Property Type</b>	House
<b>Land Area</b>	370.5 m2
<b>Including</b>	Ensuite Toilets (3)

### **Leanne Nehme 0414 977 907**

Principal & Senior Sales Executive | [leanne.nehme@ljhooker.com.au](mailto:leanne.nehme@ljhooker.com.au)

### **Tony Nehme 0433 239 342**

Director / Senior Sales Executive | [tony.nehme@ljhooker.com.au](mailto:tony.nehme@ljhooker.com.au)

### **LJ Hooker Bella Vista 02 8608 2332**

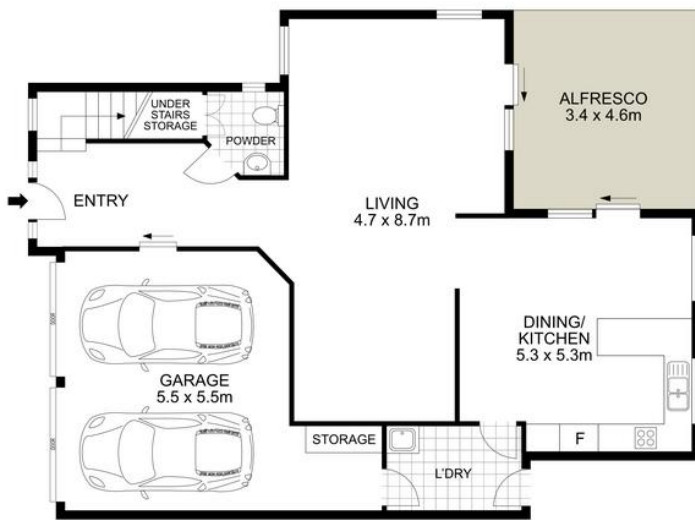
Shop 3, 1 Circa Boulevard, BELLA VISTA NSW 2153  
[bellavista.ljhooker.com.au](http://bellavista.ljhooker.com.au) | [bellavista@ljhooker.com.au](mailto:bellavista@ljhooker.com.au)



**LJ Hooker Bella Vista**  
**02 8608 2332**

**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.

Internal area: 188 m<sup>2</sup>  
External area: 16 m<sup>2</sup>  
Garage area: 30 m<sup>2</sup>  
Total area: 234 m<sup>2</sup>



ENTRY LEVEL



SECOND LEVEL



## 28/3 Cavalry Grove, Glenwood

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.