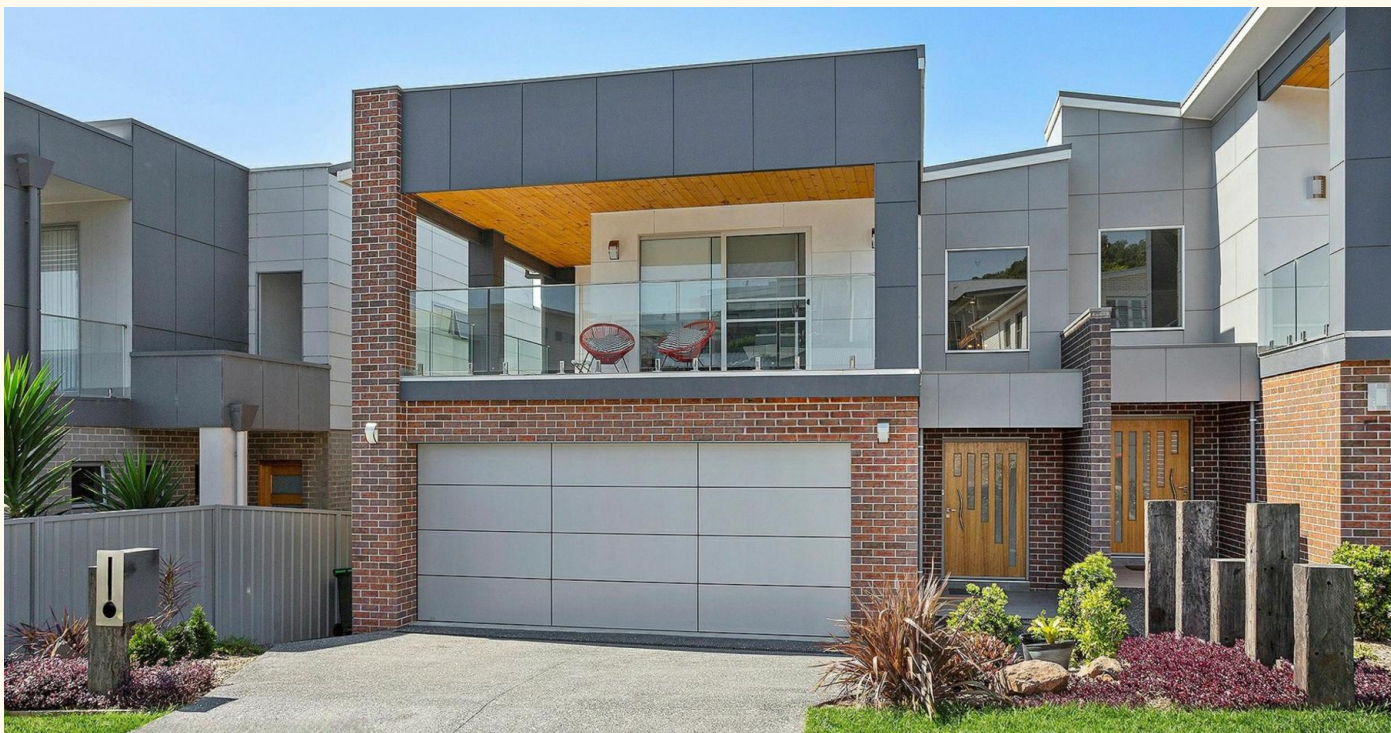


14a Glades Parkway,, Shell Cove

First Time Ever Offered to the Market

Welcome to 14a Glades Parkway, Shell Cove - a stunning family home that perfectly combines modern living with breathtaking views. This beautifully constructed residence, built in 2019, offers a spacious layout with 4 bedrooms, 2 bathrooms, and an ensuite, making it ideal for families seeking comfort and style.

As you step inside, you'll be greeted by a light-filled living space featuring elegant floorboards and a separate dining room, perfect for entertaining guests. The well-appointed kitchen includes a dishwasher and ample storage, catering to all your culinary needs. Enjoy year-round comfort with ducted heating and cooling, as well as split system air conditioning.

The property boasts a versatile living area which flows onto the oversized lower-level verandah. Each bedroom is equipped with built-in robes, ensuring plenty of storage for your belongings. The 4th bedroom is a study or bedroom; the choice is yours. The modern internal laundry and three toilets add convenience to everyday living.

Step outside to discover a fully fenced garden and outdoor entertaining area, ideal for hosting family gatherings or simply

4 2 2

FOR SALE
\$1,396,000-

VIEW
Sat 11th Jul @ 10:00AM - 11:00AM

AGENTS
Craig Hyde
0404 497 521
chyde.albionparkrail@ljhooker.com.au

AGENCY
LJ Hooker Albion Park Rail
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Interested parties must rely solely on their own enquiries.

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enjoying the stunning westerly views overlooking the Links Golf Course. The balcony and deck offer the perfect spots to unwind and soak in the picturesque surroundings.

Situated on a generous 341 sqm land area, this home also features secure parking with a remote double garage and is pet-friendly, making it a perfect choice for families. Eco-friendly elements such as ceiling insulation, a grey water system, and water-efficient fixtures further enhance this property's appeal.

Located in a vibrant neighborhood with escarpment views, this home is conveniently close to local amenities and recreational facilities. With a price guide of \$1,396,000, 14a Glades Parkway is a rare opportunity to secure a modern family home in Shell Cove.

Pest & Building report Available on request.

Don't miss your chance to make this beautiful property your own! Contact listing agent Craig Hyde on 0404497521 or email: chyde.albionparkrail@ljhooker.com.au

Please note the property has a tenant on a current lease (\$980-00 per week) until Feb 2027, but we also may be able to provide vacant possession "subject to special conditions."

MORE DETAILS

Property ID	MWDG55
Property Type	House
Land Area	341 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Grey Water System Water Tank Stunning westerly views over looking th links golf course

Craig Hyde 0404 497 521

Director/Area Specialist | chyde.albionparkrail@ljhooker.com.au

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