



SOLD

EXTENSIVELY RENOVATED 3 OR 4 BED, COLONIAL DUPLEX IN GLENELG NORTH

Family sized living, comfort & convenience, without a huge yard to maintain!

This Colonial style duplex boasts 180m²+ of living space set on a 455m² block. Set opposite a picturesque tree filled nature reserve; the home cannot be built in front of. The abundant bird life provides a tranquil, peaceful country style like ambience.

This family sized home has been extensively renovated and is move-in ready. Decorated and finished with meticulous attention to detail this has created a light filled, open, modern and inviting residence. The home is of solid double brick construction and features 2.7m high ceilings, updated easy care flooring, LED lighting, ducted cooling, gas heating, plenty of storage and is freshly painted.

A deluxe new kitchen includes a gas cook top, twin self-cleaning ovens, stone bench tops, tiled splash back, soft close cabinetry, dishwasher, pantry, breakfast bar and excellent storage.

Multiple living areas offer the flexibility to cater to a large family with different needs. The front room could be configured as a TV / lounge or become a sitting room enjoying the natural light through the bay window. A separate more formal dining room is in addition to the casual dine / family room combination that opens onto the generous sized courtyard and provides the perfect outdoor entertaining or family BBQ space.

The master bedroom includes a walk-in robe and ensuite, the two secondary bedrooms are large enough to take a queen size bed, perfect for teenagers or house guests! The 4th bedroom is a garage conversion but could also be restored or utilised as a teenage retreat.

Located within walking distance to Emmanuel College, Camden Oval, tennis courts, lawn bowls and local shops, while only a short drive to Jetty Road shopping, dining, movies and the beach or an easy commute to the CBD. RLA 269823

4 BED | 2 BATH | 2 CAR

PRICE:
\$642,500

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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Living: 164.63 sqm

@realty



Bed 4/Gar:	17.64 sqm
Atrium:	4.80 sqm
Shed:	7.40 sqm
Storage/Gar:	7.92 sqm
Total:	202.39 sqm

This Drawing is for illustration purposes only.
All measurements are internal and approximate.
Details intended to be relied upon should be
independently verified.

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