



39 Rothwell Circuit, Glenwood

Property ID: 7046519

Price Guide \$1,850,000



Auction this SUNDAY @11:30AM

Land Area: 798 sqm

The Windarra - Built by Luxury Home Builder Young Homes

This extraordinary estate celebrates contemporary luxe design in a privileged location of Glenwood. Every inch has been utilised to perfection with high ceilings, abundance of custom cabinetry and joinery, solid brick construction with a multitude of informal and formal living areas.



Bradley Ronayne

Principal - Bradley Ronayne Property

M: 0414 451 922

E: bradley.ronayne@smileelite.com

Accommodation comprises four-bedrooms upstairs, with master featuring a luxurious ensuite and walk-in robe, with an additional fifth potential bedroom downstairs with full bathroom perfect for multigenerational living. Additional features include a fully renovated kitchen with 40mm stone benches, ducted air-conditioning, fully tiled bathrooms, extensive storage, large level backyard and three-car secure garage with a further garage, workshop in the backyard perfect for creating your own home office or separate living and entertaining quarters.



Amit Kumar

Principal - Amit Kumar Property

M: 0422 256 468

E: amit.kumar@smileelite.com

Features of the home but not limited to:

- Solid brick home situated on a sprawling 800sqm (approx.) parcel of land
- Opulent foyer with skylight, with formal lounge and dining, tall ceilings featuring bespoke architraves throughout
- Featuring ducted air-conditioning and ducted vacuuming throughout the home ensuring comfort and ease year round
- 4 Bedrooms situated upstairs with luxury ensuite servicing Master bedroom
- 5th potential bedroom located on ground level with full bathroom including shower
- Large grassed backyard with two pergolas and barbeque area essential for the family that love to entertain
- Within a short walk to Bella Vista Metro, Glenwood and Circa Shopping centres, City and Parramatta Buses and premium private, catholic and public schools
- Beautifully landscaped surroundings including parks and cycle ways perfect for walking and exercising with the family

Auction

Sun 3 Jul 11:30am

Open

Wed 29 Jun 10-10:30am

Sat 2 Jul 10:45-11:15am

Sun 3 Jul 11-11:30am

Building and Pest inspection available upon request

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

Features

Built-ins

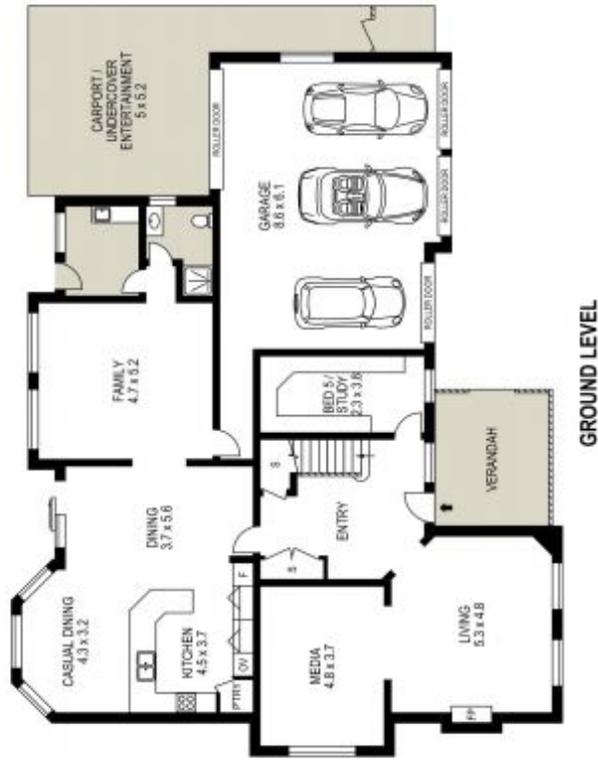
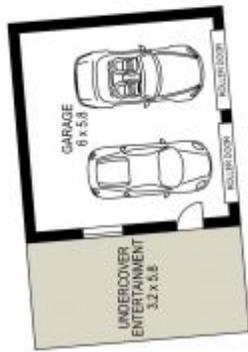
Living Area

Close to Schools

Close to Shops

Close to Transport

39 ROTHWELL CIRCUIT, GLENWOOD



GROUND LEVEL



UPPER LEVEL

Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. Floor plan by: **MEAN Real Estate Marketing Media**