

## 91 Western Crescent GLADESVILLE NSW

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Nestled on the side of a hill overlooking Glades Bay, this delightful family home has a unique character and charm and a versatile layout that can accommodate varied scenarios for the occupant.

Generous size formal lounge room that leads into the sunroom, boasting a leafy outlook over Bill Mitchell Park and Glades Bay.

The open plan kitchen is light filled, has slate flooring, air conditioner, plenty of cupboard space, electric cooking and breakfast bar. Combined family and dining room is set just off the kitchen and opens onto the wrap around terrace balcony, great for alfresco dining and entertaining.

Large main bedroom is positioned upstairs with the living area, it houses a huge built-in robe and also has fantastic treetop and water views.

The second bedroom is absolutely massive and runs the full width of the house, it has high ceilings, built-in shelving and opens onto the beautiful fenced back yard and pathway that leads to the park and bay.

Bathroom with shower over hip bath and second toilet in the laundry.

Features and Inclusions: Ceiling fans in main bedroom and dining area. Fire place in the lounge room. Air conditioner. Sky light in the kitchen. 2 toilets. Double Carport. Garden Shed. Large workshop. Leadlight windows in the sunroom, lawn maintenance.

Located in one of Gladesville sort after dress circle streets and boasting great views, only a short distance to Gladesville shopping precinct, city buses, cafes and restaurants

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