

Under Contract



Unit 3, 50 L'estrange St, Glenside



### Stylish City Fringe Unit

There is so much to love about this modern unit in fabulous Glenside. Set in a small single storey group of only 3 units, all with their own street frontage, Unit 3 takes prime position at the end of the group with access from Holton Street.

Entry is via the HUGE and super private front courtyard. Once you're in and have closed the gate you will love the privacy of the 6 foot high rendered walls. A large lawned area with a weeping Cherry blossom tree and sandstone paved area for a small outdoor setting is just a taste of what this little pocket rocket property has to offer.

While the floor plan is very typical of its era it has been renovated to maximise the internal and external spaces at hand. The open plan living area has brand new floating timber floorboards, new timber plantation shutters and stylish light fittings. The kitchen/meals area is quirky with marble floor tiling, white cabinetry, SMEG freestanding gas cooker and electric oven, glass canopy rangehood and Fisher & Paykel 2 drawer s/s dishwasher. Beautiful French doors open out from the kitchen onto the private rear courtyard.

There are 2 carpeted bedrooms, the main has wall to wall built-in wardrobes creating exceptional storage. The 2nd bedroom is versatile and is ideally setup as a home office. A previous owner worked from home and installed bi-fold doors between the main bedroom and 2nd bedroom to create an open plan home office. You can easily have these doors removed and have the wall put back up if you wish to use this as a single bedroom. There is another set of French doors from the 2nd bedroom opening out onto the rear courtyard.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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**Price** \$390,000 - \$420,000  
**Property Type** residential  
**Property ID** 6

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