

1 Parklea Avenue, Croudace Bay, NSW 2280



House For Sale

Tuesday, 19 December 2023

1 Parklea Avenue, Croudace Bay, NSW 2280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 560 m2

Type: House



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\$1,220,000 to \$1,275,000

Proudly presenting a quality 4 bedroom home with elegant open plan spaces and multiple family areas to spread out! The location allows the kids to walk safely to school through the residential path to cross at the lights and 40km school zone. There's much more than meets the eye when you enter the home with the open plan living and elegant spaces including formal living and quiet spaces to retreat. The lower level rumpus offers an ensuite and easy entrance for the visitors. The kitchen overlooks the sunny alfresco space, and the entertaining continues to the covered outdoor deck and private grassed yard with basketball or spa area. This home is ready to move in for Christmas with all new carpet, fresh paint and polished timber floors, so be quick to inspect because if you love it, you can buy it! * This quality 4 bedroom home was built in 1991* Elegant open plan with multiple family living areas* Lower level offers rumpus room with ensuite and extra storage - easy entrance for visitors* Updated kitchen, overlooking sunny alfresco space* Entertaining continues to covered outdoor deck and private grassed yard with concrete pad, to be used as a basketball or spa area, overlooking reserve - room for potential pool* Covered outdoor decking with insulated roof, LED lights, timber decking, privacy shade sail, and louvered blinds* New carpet, fresh paint and polished hardwood timber flooring throughout* Modern kitchen with skylight and plenty of cupboard space, flowing onto the dining and living areas* Master bedroom at the front of the house is filled with natural light and includes sliding doors, which open up to another living space * Oversized renovated main bathroom with double basin, frameless shower and freestanding bathtub* Front elevated terrace with sunset and district views* Ceiling fans and split system air conditioning throughout upper and lower levels, including bedrooms* Double car garage and plenty of driveway parking for extra vehicles* Safe walking distance to Valentine Public School with 40km school zone and lights to cross* Walking distance to Sports Fields for footy, cricket and tennis* Council rates approx. \$540.00 per quarter, Water rates approx. \$413.00 per quarter* Rental potential of \$850.00 to \$900.00 per week From all of us at Ray White Warners Bay- North Lake Macquarie - Toronto - Wangi Wangi , we wish you every success in the search for your next property. If you would like more detail on this or to chat about one of the many other properties we have available please call or email us today..DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document