

**10/30 Croudace Road, Elmore Vale, NSW 2287**



**Sold Townhouse**

Monday, 11 September 2023

10/30 Croudace Road, Elmore Vale, NSW 2287

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 95 m2**

**Type: Townhouse**



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**\$567,500**

Modern comfort and convenience unite with this double-storey townhouse close to all essential amenities. Enjoying an open-concept floorplan, it seamlessly integrates a spacious kitchen, living, and dining zone, creating a central social hub for relaxation and entertaining. Additionally, the kitchen boasts gas cooking and stone benches, with this lower level also featuring a handy powder room and single garage with laundry facilities. Upstairs, two bedrooms with built-in robes and ceiling fans offer space and style and are accommodated by a tasteful main bathroom. Love alfresco dining or unwinding outdoors? One of the highlights of this townhouse is the expansive and covered timber deck. Set against a leafy backdrop, it's a scenic spot to gather with guests or to savour some downtime. Positioned to offer a perfect blend of convenience and lifestyle, take advantage of being a short stroll from Elernmore Vale Public School and Elernmore Vale Early Learning Centre. Plus, leave the car at home and walk to nearby sporting fields, playgrounds and Elernmore Vale Shopping Centre, a mere 1km away. Wallsend Village shops await in 2km, or head to Stockland Glendale in 4km for a wide range of retail, leisure and entertainment options. Whether you're seeking an ideal investment opportunity (tenanted until 16/11/23) or a low-maintenance place to call home sweet home, this is an opportunity not to be missed. Property Specifications:- Stylish double-storey townhouse central to essential amenities - Open concept design, with a spacious kitchen, living and dining zone- Modern kitchen with gas cooking, stone benches, dishwasher - Living and dining area seamlessly flows onto the alfresco deck- Two bedrooms with built-in robes and ceiling fans upstairs- Main bathroom upstairs plus a ground floor powder room - Modern main bathroom with separate shower & bath - Large undercover timber deck with a leafy outlook - Single garage with laundry amenities- Air-conditioning units installed in living area and master suite- Current lease stands at \$475pw until 16th November 2023- Outgoings - Council Rates \$1,464.51 pa. approx. Water Rates \$802.02 pa. approx. + usage and Strata Rates \$3,106.60 pa. approx.(We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.)