

12 Francine Avenue, Elmore Vale, NSW 2287



Sold House

Friday, 8 March 2024

12 Francine Avenue, Elmore Vale, NSW 2287

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 701 m2

Type: House



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\$881,000

With street appeal second to none, this stunning Hamptons inspired renovated home is nestled in an intimate quiet cul-de-sac and backs onto lush bushland and parks. A meticulous and complete renovation was completed in 2009 and since then this gorgeous home has been lovingly maintained and received regular additional enhancements. Making this the perfect move in ready property for a busy working family, superbly situated in a very convenient location that is within walking distance to parks, shops, schools and a short drive to major employers and services. From its alluring façade and well-manicured gardens this home will invite you in where you'll be pleasantly greeted by a light filled entrance space with large arches that lead to a bright open modern lounge area connecting to your sleek contemporary galley kitchen. The 35 sqm entertaining deck with a spectacular high-pitched cathedral covered roof also features a state-of-the-art outdoor fireplace and seamlessly connects to the home's majestic bushland backdrop. Back inside you'll appreciate the continuation of luxuries such as hardwood floors, air-conditioning, and ceiling fans throughout, three comfortable bedrooms all with built-ins and two bathrooms, plus large bonus area on the ground floor accompanied by a generous patio and kid friendly grassy north facing yard. Showstopping 35sqm deck with high pitch covered roof and state-of-the-art outdoor fireplace. Three comfortable bedrooms all with built-ins, two bathrooms, plus large bonus space. Large 701 sqm well-manicured block in intimate cul-de-sac backing onto bush and parks. Lock-up double garage with remote doors and ample off-street parking. Hardwood floors, split-system, and ceiling fans throughout. Additional updates include: entirely rewired, new exterior cladding, all windows replaced with 6mm tinted glass, fully insulated ceiling, full exterior painted in 2022, outdoor ducted kitchen exhaust, roof restoration in 2023 and feature LED lighting in stairs. Wallsend South Public School 0.35kms, Elmore Vale Public School 0.71kms, Lambton High School 6.3kms. Rental Appraisal \$700 per week. Water Rates \$518.22 pa. Council Rates \$1,997.69 pa. Contact your Premier agents Vlado Zvicer and Rodney Goodwin for more information before this stunning home is sold. **DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.