

**2/15 Pendlebury Road, Cardiff, NSW 2285**

**Street Property.**

**Townhouse For Sale**

Thursday, 30 May 2024

2/15 Pendlebury Road, Cardiff, NSW 2285

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 130 m2**

**Type: Townhouse**



Damon Sellis  
0249263933



Drew Eather  
0249263933

## Guide \$690,000

Meticulously crafted by the award-winning Mavid Construction team, this four year old townhouse unfolds over two levels with a practical floorplan that soaks in ample natural light, in a self-managed strata of just three homes. The layout, offering a bright and breezy living and dining space, centres around a generously sized, stone-topped kitchen, with sliding doors opening to a prized north facing alfresco and courtyard garden. A private study offers a quiet disruption-free space to work from home. Head up to the upper level, where three robed bedrooms, and two bathrooms await your discovery. Equipped with modern comforts like split system A/C and oodles of practical storage, this home is move-in ready. Plus, enjoy the added convenience of internal access from the single garage, and side access to cul-de-sac Emery Street where you will find an abundance of on-street parking. Dive straight into a lifestyle celebrated for its convenience, with everything from shopping and dining to health and fitness and lake adventures right at your fingertips. Nestled a mere 3.5km away lies Warners Bay's picturesque foreshore, along with its charming array of specialty shops and vibrant cafe scene. Head to Boolaroo and shop 'til you drop at Costco or take in a movie or the weekly farmers' market at nearby Glendale. Thanks to its convenient access to major arterial roads and public transport, Cardiff guarantees a seamless journey to Newcastle, Hunter Valley, and Sydney, ensuring a stress-free commute for residents. - One of three townhomes completed 2020- Flowing open plan living with a/c and seamless access to north facing alfresco & garden- Caesarstone kitchen with Fisher & Paykel electric hob and oven plus dishwasher- Study on ground floor, three bedrooms upstairs all with built-in robes and ceiling fans- Main bathroom with bath and shower, master ensuite, ground floor powder room- 600m Cardiff Public School, multiple childcare options nearby- 6km/10min drive to Charlestown, 13km/20mins to Bar Beach Potential Rental Return: \*\$600 - \$650 per week Council Rates: \*\$1,555 pa Water Rates: \*\$127 pa + usage Strata Levies: \*\$2,000 pa \*Approximates only 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.