

37 Croudace Road, Elmore Vale, NSW 2287



Sold House

Friday, 23 February 2024

37 Croudace Road, Elmore Vale, NSW 2287

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 664 m2

Type: House



David Bone

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\$750,000

Unleash your Renovation Dreams at 37 Croudace Road, Elernmore Vale. Are you ready to roll up your sleeves and transform this diamond in the rough into your dream home and reap the rewards. Look no further than 37 Croudace Road, Elernmore Vale, where endless potential meets prime location. Key Features:

- Three Spacious Bedrooms - Plenty of room for the whole family or the ideal setup for a home office or hobby room.
- Modern Kitchen - Prepare culinary delights in the gourmet galley style kitchen, equipped with top of the line appliances and ample storage space.
- Stylish Bathroom - Indulge in the spa like luxury with a beautifully designed layout utilising subway tiles.
- Large Block of Land - Spread out and enjoy the expansive outdoor space, perfect for gardening, entertaining or simply relaxing in the sunshine.

Renovation Ready - Bring your vision to life by utilising the timber floorboards and add your personal touch to every corner of this charming home. Given a little TLC, this property has the potential to be a great property to value add in a short period of time.

- Value Adding Opportunity - Unlock additional value by exploring the possibility of adding a Granny Flat (Subject to Council Approval) on the gently sloping land, providing extra space for extending family, guests or rental income.
- Convenient Location - Situated in the heart of Elernmore Vale, enjoy easy access to schools, shops, park and public transport, ensuring a lifestyle of convenience and connectivity. Whether you're a growing family seeking a spacious haven or a discerning buyer/investor looking for a property to value add, 37 Croudace Road, Elernmore Vale is sure to exceed your expectations. Contact me today to schedule a viewing and make this property your next investment.

Council Rates: \$516.00 PQ approx. Water Rates: \$923.00 PA approx. + Usage

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 and without limitation, any income, rentals, dimensions, areas, zoning, inclusions and exclusions.