

39 Magpie Avenue, Elmore Vale, NSW 2287

CRAWFORD

House For Sale

Wednesday, 20 March 2024

39 Magpie Avenue, Elmore Vale, NSW 2287

Bedrooms: 3

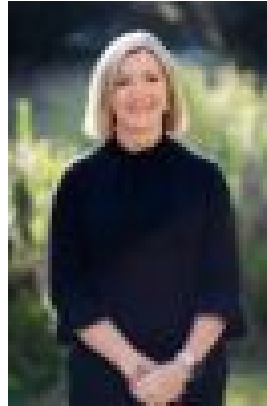
Bathrooms: 2

Parkings: 1

Type: House



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Price Guide \$680,000 - \$740,000

Welcome to Elernore Ridge, where Hampton's charm meets modern convenience. This stunning single-level residence presents with 3 bedrooms, 2 bathrooms, and a seamless blend of style and functionality. This home offers the perfect sanctuary for first home buyers, investors or downsizers.

Key Features:

- 3 Bedrooms: Including a master bedroom with ensuite and walk-in robe and built ins in the remaining bedrooms.
- 2 living areas: Enjoy the versatility of two spacious living areas, perfect for entertaining guests or relaxing with the family.
- Plantation Shutters Throughout: Enhancing privacy and adding a touch of sophistication to every room.
- Air Conditioning: Stay comfortable year-round with Panasonic reverse cycle air conditioning.
- Single Garage with Automatic Door: Convenient parking with easy internal access to the property.
- Internal Laundry: Effortless laundry days with a dedicated internal laundry space.
- Alfresco Outdoor Area: Enjoy outdoor entertaining in style with an alfresco area overlooking the low-maintenance yard.
- Water Tank: Environmentally friendly water conservation with a built-in water tank.
- Modern Kitchen: Featuring a gas stove, dishwasher, quartz benchtops, and ample storage space.
- Gas Enabled: Enjoy the convenience and efficiency of gas-powered appliances.
- Pet-Friendly Development: Your furry friends are welcome to enjoy the comforts of home.
- Easy Access to Childcare: Conveniently located near childcare facilities, making family life a breeze.

School zone includes Elernore Vale Public School for kindergarten to year 6 and Glendale Technology High School for year 7 to 12.

Location: Nestled within the sought-after Elernore Ridge estate, this home offers the perfect balance of tranquility and convenience. Situated just off Lake Road, residents enjoy easy access to amenities while still enjoying a peaceful residential setting. The community features wide streets and tree-shaded areas, creating a picturesque and inviting atmosphere for residents to enjoy.

Council Rates \$1,450 approx per annum
Water Rates \$795.42 approx per annum
Strata Fees \$2732.00 approx per annum

Don't miss your chance to experience luxury living in Elernore Vale. Arrange your inspection with Phillip Swan on 0478 845 591 and make this stunning Hampton's-style residence your new home!

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 & exclusions.