

# 4/10 Allman Place, Crescent Head, NSW 2440



## Villa For Sale

Thursday, 25 January 2024

4/10 Allman Place, Crescent Head, NSW 2440

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 126 m2**

**Type: Villa**



Nathan Wilson

0265660306

**\$550,000 - \$575,000**

Welcome to Banyandah, meaning 'home on the water', where this charming two bedroom villa awaits you! Positioned in a small strata managed complex of four, featuring a mix of investment and owner occupied. Step into this double brick and bask in the immediate infusion of natural light that shines throughout. This solidly built home showcases near new tile flooring that spans the entire kitchen and sunken living room area, a tidy kitchen equipped with electric stainless appliances, and a recently updated bathroom. One of the showcases to be noted is the high vaulted ceilings throughout the home and also within the bedrooms, accentuated by exposed wooden beams. The generously sized master bedroom and second bedroom boast new carpeting and built-in wardrobes. Explore the side of the property to discover a private, peaceful courtyard that backs onto crown land, this serene space comes complete with your very own garden shed and raised garden beds, offering the perfect opportunity to cultivate your own vegetables in the backyard. Convenience takes centre stage with an easy walk down the end of the street and across the road you are at Killick Creeks doorstep, but also only a 800m stroll to the Crescent Head's main village shops and the secure main beaches! A little tender loving care and a fresh lick of paint and window covers are all that's needed to transform this into a home otherwise move in ready. Whether you are seeking a downsized retreat or a savvy investment opportunity, this cozy villa promises the epitome of low maintenance living in a prime location and a great buy-in opportunity to the Crescent Head market. Seize the moment and make this exceptional property yours, as we are sure the SOLD sticker will be up very soon.

**Property Descriptions:-** Low-maintenance, 2-bedroom villa nestled in a small complex of 4- Lock up garage with access through internal laundry- Mere minutes' walk to the calm waters of Killick Creek for swimming and canoeing- Serenely located in a peaceful cul-de-sac, away from the hubbub- Convenient 800m walk to village shops and the patrolled main beach- Recently updated carpets, bathroom, and tile throughout the home- Airy and bright open-plan kitchen, living, and dining space- Ideal for downsizing or as a smart investment choice- Offers a lifestyle of convenience and easy up-keep

**Property Details:** Council Rates: Approx \$875.00 pq Strata Rates: Approx \$843.75 pq Rental Potential: \$420 - \$450 pw

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