

# 4/30 Croudace Road, Elmore Vale, NSW 2287

## Townhouse For Sale

Thursday, 9 May 2024

4/30 Croudace Road, Elmore Vale, NSW 2287

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Luke Wilson  
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## AUCTION \$550,000

Modern, smart and fabulously low maintenance, this two-bedroom townhouse delivers stylish living elevated by a fantastic location, sitting between the shopping and café precincts of Wallsend, Jesmond and Glendale. Using plentiful natural light and contemporary neutral tones to enhance its sense of space, the townhouse creates effortlessly inviting living and bedroom spaces through a thoughtful, dual-level layout. Boasting quality appliances, the kitchen overlooks a spacious open-plan living area, which extends to a charming deck for alfresco entertaining. Upstairs, two generous robed bedrooms (one air-conditioned) are serviced by a full and glossy bathroom, while a powder room on the ground floor keeps convenience high. An inbuilt desk provides a handy space to work or study. Freestanding to one side and including a lock-up single garage, this chic abode is a straightforward 8-minute drive to the Pacific Motorway and Hunter Expressway, so commuting is simple and a day out visiting Wine Country can be a regular joy.

- Ultra-modern townhouse with lock-up single garage offering internal access
- Open plan living/dining/kitchen with easycare floor tiles and split-system a/c
- Streamlined gas kitchen with stainless-steel oven and dishwasher
- Wide entertainer's deck, covered for all-season use; low-maintenance yard
- Double bedrooms featuring robes, high-gloss modern bathroom with a bath

1200m to Hotel Elmore, the local shopping centre and medical facilities

- Ideal first home or top investment with strong current rental demand
- Zoned for Elmore Vale Public School just 200m from your door
- Strong rental return at \$550 - \$600 per week\*

This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.