

**5/138 Croudace Road, Elmore Vale, NSW 2287**



**Townhouse For Sale**

Friday, 1 March 2024

5/138 Croudace Road, Elmore Vale, NSW 2287

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Andrew McKiernan



Renee McKiernan  
0425290503

## **\$650,000 to \$700,000**

Presented fresh with crisp décor this dual level townhouse built approx. 2017 delivers a compelling case for the first-time buyer or empty nester on the hunt for an easy-care place to call home. Nestled at the rear of a boutique complex, and just a stone's throw from Elermore Vale shopping precinct, this stand-alone townhouse offers privacy and lifestyle convenience right on your front doorstep. Young families and investors will also be falling over themselves to lock in this fabulous opportunity. A bright open plan layout encompassing a modern kitchen, with gas cooktop, electric oven and dishwasher, opens up seamlessly to the easy-care backyard and paved alfresco, creating the perfect atmosphere for relaxing summer BBQ's and a space for kids to play. The air-conditioned master bedroom features walk in robe plus stylish ensuite, the remaining two bedrooms have built in robes and are serviced by the main bathroom, plus a third toilet located downstairs in the laundry. Move straight in or invest with confidence, this gem is located opposite Elermore Vale shopping village, a short walk to public transport, 5 minute bus ride to John Hunter Hospital, 20 minutes to The University of Newcastle, this townhouse is perfectly suited for homeowners and investors alike. Complete with garage with auto door for your convenience. Council Rates approx. \$395 a quarter, Strata Levies approx. \$1,070 a quarter Water Rates approx. \$250 a quarter Disclaimer: All information provided by McKiernan Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, McKiernan Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by McKiernan Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.