

**8/164-166 Croudace Road, Elmore Vale, NSW
2287**



Sold Villa

Thursday, 12 October 2023

8/164-166 Croudace Road, Elmore Vale, NSW 2287

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Maria Di Claudio
0413690105

\$525,000

This well maintained single level villa offers the perfect opportunity for those seeking a relaxing and low maintenance lifestyle. Well positioned within walking distance to the Elmore Vale Shopping Centre offering all your family shopping needs, hosting specialty stores including a Barber, Hairdresser, Bakery, Deli, Pharmacy, Medical Centre, Dentist and Newsagent and bus stop right at your doorstep. This two bedroom villa offers a free flow airconditioned open plan living floorplan blending comfort and convenience all in one. Both bedrooms are great in size, and both accommodate sliding doors for great airflow and built-in robes. Private and leafy outdoor courtyard is a great place to chill and relax. A brilliant first home, investment or a practical choice for downsizers not wanting to compromise an independent lifestyle or investment. Currently leased to tenants that would like to stay. (expired lease). - Two generous size bedrooms both accommodating built-in wardrobes/sliding doors- Three-way bathroom, bath with separate shower recess and separate toilet. - Spacious modern kitchen equipped with gas cooking and dishwasher. - Air-conditioned open plan living that opens out onto private courtyard. - Single lock up garage with auto door and internal access.- Elmore Vale Shopping Centre and bus stop right at your doorstep.- Current rental return \$460.00 per week - Distance to: 3.3km/6min to John Hunter Hospital, 5.1km/8min to Stockland Glendale Shopping Centre and 7.3km/9min to Newcastle Link Road 400 metre to Elmore Vale Shopping Centre- School Catchment; Wallsend South Public School- Water rates per annum without water usage \$771 approximately - Council rates per annum \$1,480 approximately - Strata rates per quarter \$1,179.66 approximately