

96 Croudace Road, Elernore Vale, NSW 2287

House For Sale

Saturday, 15 June 2024

96 Croudace Road, Elernore Vale, NSW 2287

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1031 m2

Type: House



Nick Clarke

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AUCTION

Auction Location: 131 Lawes Street, East Maitland NSW 2323
Property Highlights:- An incredible investment opportunity in a popular suburb.- Council approval for a possible subdivision into two ~500 sqm blocks.- Possibility to Torrens Title each of the existing homes provides flexibility for individual renovation and resale or rental, maximising returns on this substantial investment opportunity.- Space for up to 5 townhouses. - Two separate 2 bedroom houses, on a 1031 sqm block.- A double carport attached to each house.- Front verandahs to both houses.- Close to a range of schools, recreation facilities and shopping centres.
Outgoings: Council rates: \$1,924 approx. per annum
Water rates: \$818.67 approx. per annum
Welcome to an unparalleled investment opportunity in the heart of the highly coveted suburb of Elmore Vale. Spanning a sprawling 1031 sqm block, this property presents not just one, but two versatile 2 bedroom homes. Whilst both homes are in need of some tender loving care, the possibilities are limitless! What sets this property apart is its exceptional development potential, boasting council approval for a subdivision into two 500 sqm blocks, paving the way for lucrative options such as constructing townhouses, with space for up to 5, or embracing a fresh start with your vision of contemporary living. Furthermore, the possibility to Torrens Title each of the existing homes provides flexibility for individual renovation and resale or rental, maximising returns on this substantial investment opportunity. Perfectly positioned within walking distance of the vibrant Elmore Vale shops and Elmore Vale Public School, convenience intertwines seamlessly with the charm of suburban living. With essential amenities including Wallsend Shopping Village and the John Hunter Hospital just a short drive away, along with easy access to the Newcastle Link Rd for swift connections to Sydney and the Hunter Valley, this location offers the epitome of both convenience and connectivity. The potential of the first home unfolds with an open plan layout encompassing a kitchen, living, and dining area, complete with a freestanding combustion fireplace. There are two bedrooms on offer and a bathroom with a shower and WC. With the prospect of renovations by expanding the kitchen into the adjacent spacious laundry, the scope for customisation is boundless. Additional amenities include a double carport and an electric hot water system. House Two features a weatherboard facade and tile roof, with a generously sized concrete front verandah. Inside is a kitchen and dining area, whilst a separate lounge includes a freestanding combustion fireplace. Two bedrooms are on offer, serviced by the bathroom equipped with a shower/bath combination. A large laundry, enclosed verandah, and grassed backyard provide ample space outdoors. Completing the picture is a two-car carport, and an electric hot water system. Don't miss out on this unparalleled opportunity, as this property is primed for auction. Whether you envision renovating and reaping the rewards of two individual properties or embarking on a new development venture, the potential here is limitless. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love where you live; - Walking distance to Elmore Vale Public School and the Elmore Vale Shopping Centre.- Only 2 kms to Wallsend Shopping Village and less than 5 kms to Stockland Glendale.- A short drive to the renowned John Hunter Hospital.- Less than 2 kms to the Newcastle Link Road.- Only 15 minutes to the sparkling shores of Lake Macquarie and the bustling cafe scene and community events at Warners Bay.- A short 40 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world-class events, right at your doorstep!- Only a 25 minute drive to the centre of Newcastle, with its city lights and pristine beaches.***Health & Safety Measures are in Place for Open Homes & All Private Inspections.
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