

10 Yerar Street, Edgeworth, NSW, 2285

wilton lemke stewart

House For Sale

Wednesday, 4 September 2024

10 Yerar Street, Edgeworth, NSW, 2285

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Put simply, the perfect combination of tranquillity and convenience

Tucked away in the tranquil Brush Creek Estate, surrounded by bushland, this spot offers the perfect mix of relaxed comfort and convenience, making it an ideal location for families on the grow. Here, you'll find this nearly new, three-year-old home designed for effortless ease over a flowing, single-level layout. Spread out in the two separate living areas and four bedrooms, with two bathrooms—there's plenty of space for everyone. Modern comforts? They're all here—Caesarstone kitchen benches, ducted air conditioning to keep things cosy, and a maintenance-free covered deck that's perfect for alfresco entertaining. Oh, and don't forget the spa!!

Beyond the peaceful surroundings of Brush Creek, you're right in the heart of local amenities. Edgeworth's shopping precinct and tavern are just 2km away, Stockland Glendale is 3.3km, and Cameron Park Plaza, Pasterfield Sports Complex, and the new Harrigan's Pub are a bit further at 4.5km. Schools are close by too, and if you fancy a day on the lake, you can be there in just 15 minutes. Put simply, this home offers the peaceful lifestyle you crave, with every convenience just a stone's throw away.

- Single level home c.2021 on 480.1sqm block in Brush Creek estate
 - Spread out in the family room or open plan living/dining
 - Island kitchen, Caesarstone benches, gas cooktop, under bench oven
 - Four carpeted and robed bedrooms with ceiling fans, main with walk-in robe and ensuite
 - Full-size family bathroom with bathtub and shower
 - Internally accessed double garage plus extra parking on driveway
 - Seamless connection to composite deck with ceiling fan, covered for year round use
 - Ducted a/c provides climate control
 - Edgeworth Town Sq. – 2.3km, Stockland Glendale – 2.9km, Cameron Park Plaza – 4.8km
 - 2.2km - Edgeworth Public School, 3km - St Benedict's Primary, 3km - Glendale High
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- Council Rates: Approx. \$2,045 p/a
 - Water Rates: Approx. \$800 p/a + usage
 - Potential Rental Return: Approx. \$750 - \$770 p/w

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