

12 Grover Avenue, Cromer, NSW 2099



House For Sale

Friday, 26 January 2024

12 Grover Avenue, Cromer, NSW 2099

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1012 m2

Type: House



Nick Duchatel
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Jade Hiddins
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Auction Sat 24 February at 9am On-Site

This solid double brick and concrete residence offers a prime opportunity to discover 1,012sqm approximately of under-capitalised potential with a frontage of 20m. Recently refreshed including new flooring, lighting, freshly painted and new built-in robes throughout, this home is set in a peaceful family friendly neighbourhood perfectly situated within 300m walking distance to Cromer Public School, a short stroll to shops, city bound buses and a short drive to a selection of beaches. The home's flexible layout is perfectly configured for the large or growing family with a choice of living areas over each level, three bedrooms upstairs and one bedroom on the downstairs level. It lends itself to an easy conversion for separate self-contained living, ideal for multi-generational families or potential income (STCA). It offers options for outdoor spaces in which to relax and entertain with a large north facing garden with plentiful of space for a swimming pool and granny flat (STCA).- Interiors run under high 2.9m ceilings enhancing light and space- Granite topped kitchen with timber cabinetry, casual meals bar- Formal lounge room opens to balcony with lovely tree scape outlook- Separate accommodation wing features three bedrooms, main has ensuite- Family bathroom with separate bath and shower, generous storage options- Lower level rumpus with wet-bar, casual family room, 4th bedroom and bathroom- Oversized double garage with internal access, driveway parking, large laundry- Both levels boast well built, solid concrete floors- Huge north facing child-friendly garden with ample space for a pool or granny flat- Perfect to move straight in, utilise the solid structure and transform to taste- Flexible layout, ideal for multi-generational families or potential income- 50m to buses, 300m to Cromer Public School, 800m to Carawa Road shops