

**53A Watkins Rd, Elmore Vale, NSW, 2287**



**House For Sale**

Friday, 9 August 2024

53A Watkins Rd, Elmore Vale, NSW, 2287

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Vlado Zvicer  
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Daniel Byrnes

## **A hidden, easy up-keep gem, Torrens title too!**

Tucked away at the rear of the block, this Torrens title home offers the perfect blend of peace and privacy. Designed on a practical single level, the residence features a electric-equipped kitchen at its heart. With updated flooring, you'll love the spacious feel of the two separate living areas. The two bedrooms are smartly positioned away from the social spaces and share a full-size bathroom. Plus, there's a single garage to complete the package.

Sitting on a 441.5 sqm block, this home is perfect for a busy couple or downsizer who still wants space and a garden. You'll appreciate the convenience of nearby childcare and schools, and Elermore Vale Shopping Centre is just 900m away, making grocery runs a breeze. Medical professionals will find the 8-minute commute to John Hunter and Newcastle Private hospitals especially handy. With quick access to the M1 Pacific Motorway and Hunter Expressway, travel is effortless, and Newcastle city centre and its beautiful beaches are just a 20-minute drive away.

Single level brick and tile Torrens title home on rear of block 441.5sqm plot  
Bay-windowed, north facing living and dining area, plus family room with a/c  
Heart of the home kitchen with electric cooktop and wall oven, walk-in pantry  
Covered patio overlooks large, fenced lawns for alfresco enjoyment  
Both bedrooms fitted with built-in robes and ceiling fans  
Bathroom with bath, shower and separate w/c  
Internally accessed single auto garage  
900m to Elermore Vale Shopping Centre, 4.5km to John Hunter Hospital, 8km to freeway, 10km to Newcastle CBD

Rental Appraisal \$530 - \$550 pw

Water Rates \$886.23 pa

Land Rates \$1,866.91 pa

Contact your Premier agents Vlado Zvicer, Rodney Goodwin and Daniel Byrnes today to secure your inspection before this great home is sold.

### **DISCLAIMER**

We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.