

5/132A Cardiff Road, Elernore Vale, NSW, 2287

LANE CAMPOS

Villa For Sale

Wednesday, 14 August 2024

5/132A Cardiff Road, Elernore Vale, NSW, 2287

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Villa

The Serene Suburban Sanctuary

The epitome of low-upkeep style, this home offers an ideal layout and is an easy-living package. A private and serene complex, quietly tucked away with green surrounds, you would never think you were just moments from connections to the city and local amenities.

Light-filled with beautiful presentation throughout, here is a flexible home that you can enjoy as is or add your own touches. With a modern ambience and clean interior design, this two-bedroom villa flows onto a private courtyard which allows for indoor/outdoor living and entertaining.

Highlights:

- Two generous bedrooms - both with built-in robes and ceiling fans
- Open plan and spacious living and dining
- Newly renovated bathroom with separate W.C
- Neat kitchen with breakfast bench - overlooking the rear garden
- Split system air conditioning
- Private and sunny rear alfresco and grassed yard - fully fenced
- Ample storage
- Single garage with internal access, plus a second car space

Here and there:

- School catchment: Elmore Vale Public School - 16min walk (1.2km), Glendale Technology High School - 10min drive (5.6km)
- Elmore Vale Dog Off-Leash Area - 6min walk (400m)
- Elmore Vale Playground - 17min walk (1.2km)
- Elmore Vale Shopping Village - 15min walk (1.1km)
- John Hunter Hospital - 7min drive (3.9km)
- Westfield Kotara - 11mn drive (7.5km)
- Newcastle CBD & beaches - 23 min drive (12.5km)

- Approx. weekly rental return: in the vicinity of \$500
- Approx. council rates per quarter: \$404
- Approx. strata rates per quarter: \$820
- Approx. water rates per third: \$250 (not incl. usage)

For more information, please contact Dave or Damian on 4967 6770.

Disclaimer:

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