

Your Agency



1/172 Croudace Road Elmore Vale NSW

3 **1** **2**

If you are seeking a low maintenance lifestyle without the compromise on space, then this spacious villa is for you. Open plan in design and offering all the comforts of a 3 bedroom home including a double lock up garage.

- Central location, just 50 meters to Elmore Vale shopping complex and a 5 minute drive to the John Hunter Hospital and Newcastle Private Hospital
- Tightly held complex of four with immaculate presentation
- Air conditioned lounge plus ceiling fans throughout
- Spacious kitchen with breakfast bar island and plenty of storage
- Numerous additional storage throughout, second toilet off the laundry
- Double auto garage
- Fully fenced front grounds plus a private rear courtyard

Price : \$ 410,000

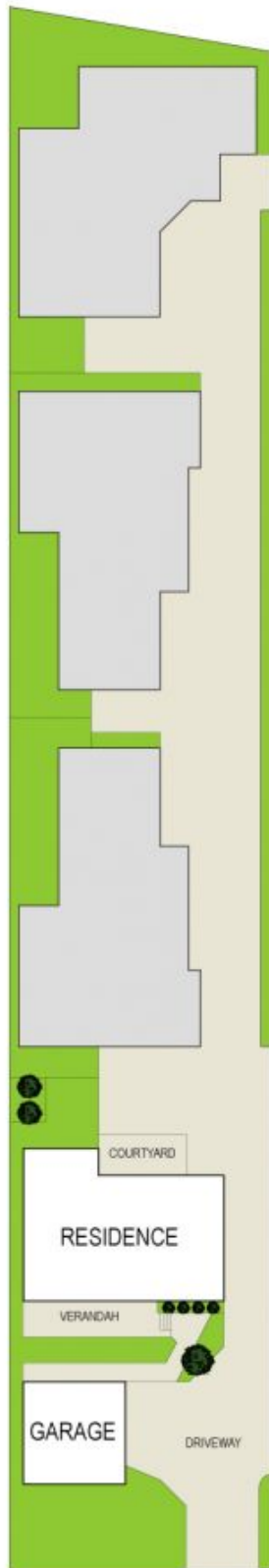
View : <https://www.youragency.net.au/sale/nsw/newcastle-le-region/elmore-vale/residential/villa/5913314>



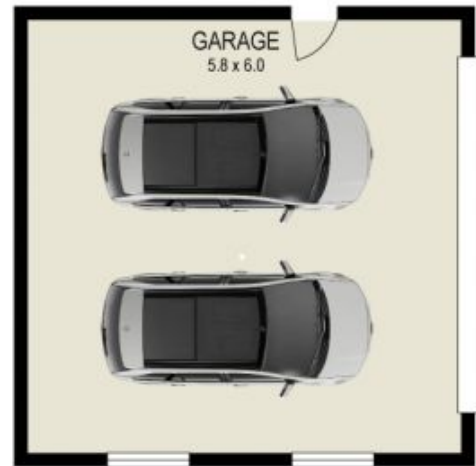
Lyndsay Peattie
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Chris Rousos
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SITE PLAN



(NOT IN POSITION)



FLOOR PLAN

0 1 2 3 4 5

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



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APPROX. TOTAL FLOOR AREA : 115.7M²