






10 Elvidge Crescent, Kotara South

3  3  2 

MUST BE SOLD AT AUCTION

Welcome to 10 Elvidge Crescent, Kotara South. Positioned in the highly sought-after suburb of Kotara South, this beautifully presented three bedroom home delivers a perfect balance of comfort, style and functionality for modern family living. Designed with entertaining in mind, the home showcases a seamless connection from the contemporary kitchen through to an expansive covered alfresco deck complete with a built in BBQ area. Ideally suited to families and professionals alike, the property offers a secure, level backyard where children and pets can play freely, all within clear view from the main living and entertaining zones. Downstairs features a generous double garage, workshop/storage space and a versatile rumpus or studio complete with its own private bathroom and kitchenette.

Features Include:

- North facing three bedroom home with exceptional indoor/outdoor entertaining
- Master bedroom with ensuite and spacious built in wardrobes
- All bedrooms include built in robes and ceiling fans
- Ducted air conditioning throughout
- Open plan living, kitchen and dining flowing effortlessly to large alfresco deck
- Outdoor kitchen with built in BBQ
- Three modern bathrooms plus additional outdoor powder room

AUCTION

Thu 30th Apr @ 6:00PM

VIEW

By Appointment

AGENTS

Paul Campbell
0417 678 593
paul.campbell@ljhooker.com.au

Callan O'Reilly
0412 168 303
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AGENCY

LJ Hooker Warners Bay
(02) 4915 3800

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



- Fully fenced backyard backing onto peaceful council reserve
- Double garage with internal access, ample storage and workshop space
- Solar panel system
- Electric fireplace creating a cosy living space
- 600m to Kotara South Public School
- 1.4km to St James Primary School
- 250m approx to Lugar Street Park and Playground
- 300m to Carramar Park
- 2.5km to Westfield Kotara
- 2.7km to Charlestown Square

Agents own property.

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

MORE DETAILS

Property ID	ZCGHN8
Property Type	House
Land Area	556.4 m2
Including	Ensuite
	Air Conditioning
	Toilets (4)
	Dishwasher
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Fenced Backyard
	Internal access
	Kitchenette

Paul Campbell 0417 678 593

Chairman of the Board | paul.campbell@ljhooker.com.au

Callan O'Reilly 0412 168 303

Sales Executive | callan.oreilly@ljhooker.com.au

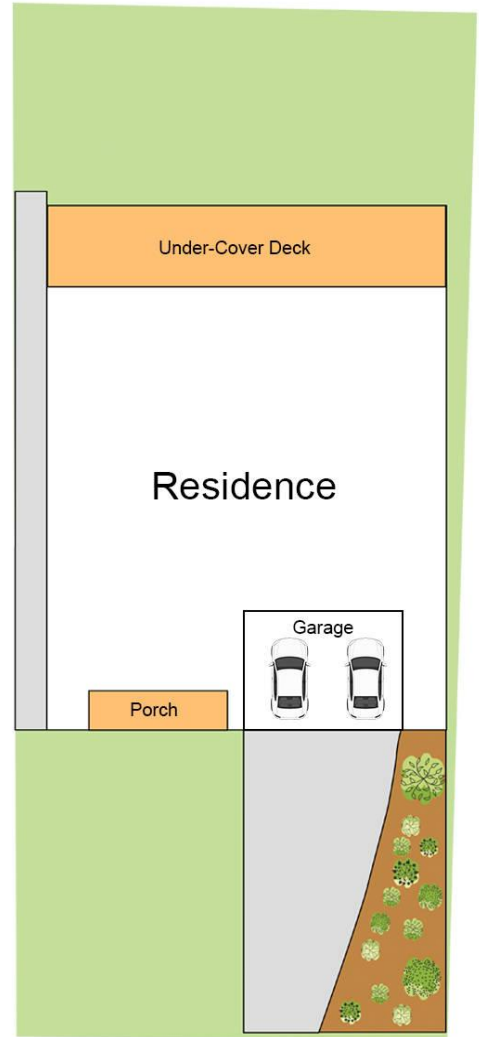
LJ Hooker Warners Bay (02) 4915 3800

Shop 12, 240-260 Hillsborough Rd, WARNERS BAY NSW 2282
warnersbay.ljhooker.com.au | warnersbay@ljhooker.com.au

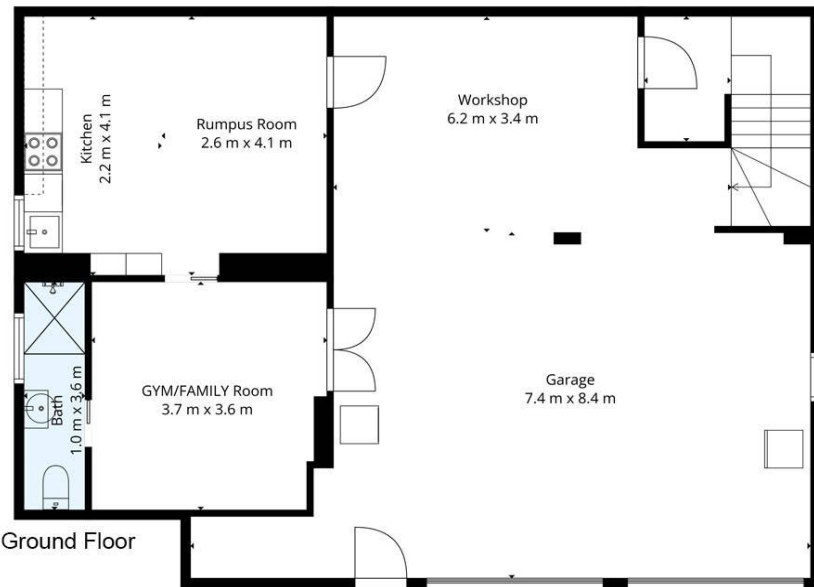




1st Floor



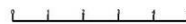
Not to scale



Ground Floor



10 Elvidge Cr,
Kotara South



Total Internal Floor Area: 185m²

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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