



40 Croudace Street Edgeworth, NSW

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### Low maintenance, spacious living, quiet cul-de-sac

Step inside this renovated home to discover four bedrooms, a modern bathroom, and decks on both sides to enjoy the sun all day long. This low-maintenance home is perfect for growing families, offering peace and privacy, with Brush Creek nearby. Just 1km from Edgeworth Town Square, schools, and quick access to the M1 and Hunter Expressway, convenience and comfort are wrapped up in one great package.

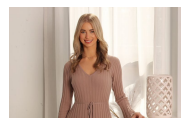
- Renovated home on low maintenance 328.8sqm block, peaceful cul-de-sac
- Lounge room with new a/c, timber floors and ceiling fan
- Contemporary bathroom with back to wall bath and frameless glass shower
- Electric-equipped kitchen with updated splashback and new dishwasher
- Easy up-keep backyard with 3m x 3.1m shed/garage
- 1km - Edgeworth Public school, 1800m - Glendale High, TAFE & Holy Cross Primary
- Aldi - 350m, Stockland Glendale - 2km, Cameron Park Plaza ? 3.5km
- 6km ? M1/Hunter Expressway, 8km ? Warners Bay foreshore, 16km ? Newcastle CBD

**Inspect:**

Saturday, 21st September 2024 11:00 - 11:30

**Price:**

\$600,000 - \$660,000



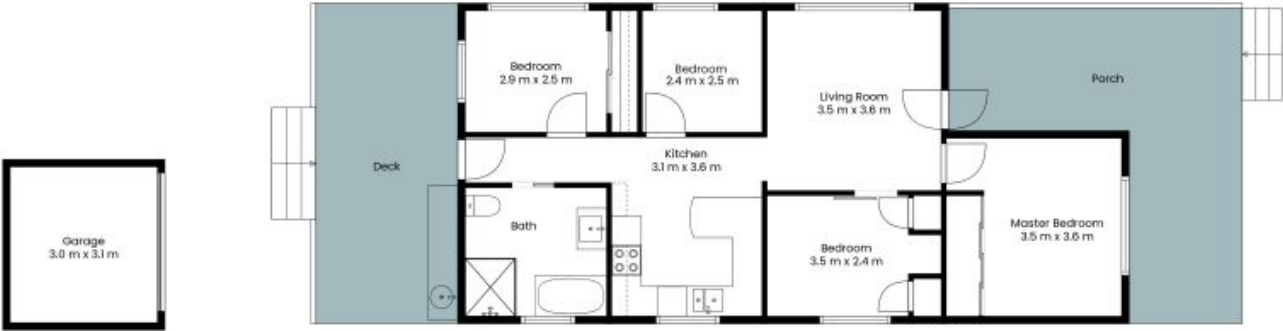
**Courtney Matheson**

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**David Tanchevski**

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

