



71 Elouera Crescent Woodbine, NSW

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### Deceased Estate with Renovation Potential

This three-bedroom brick home on a 651.3m2 block of land, in the heart of Woodbine presents an incredible opportunity for renovators or investors looking to add value. Carpeted throughout, the home offers a spacious living area with a cozy fireplace, perfect for those colder nights. The original timber kitchen is functional but ready for a modern update, and with two split system air conditioning units, you'll stay comfortable year-round.

The main bathroom includes both a bathtub and a shower, with the convenience of a separate toilet. The home is set on a large, fully fenced block, providing plenty of space for outdoor living or potential extensions. Two garden sheds offer additional storage, and a lock-up carport ensures secure parking.

With the right vision, this property could be transformed into something special, making it a fantastic project in a sought-after area.

**Inspect:** Saturday, 19th October 2024 10:00 - 10:30  
**Auction:** 26/10/2024 10:30 am  
**Price:** Auction Guide \$750,000



**Gary Luke**

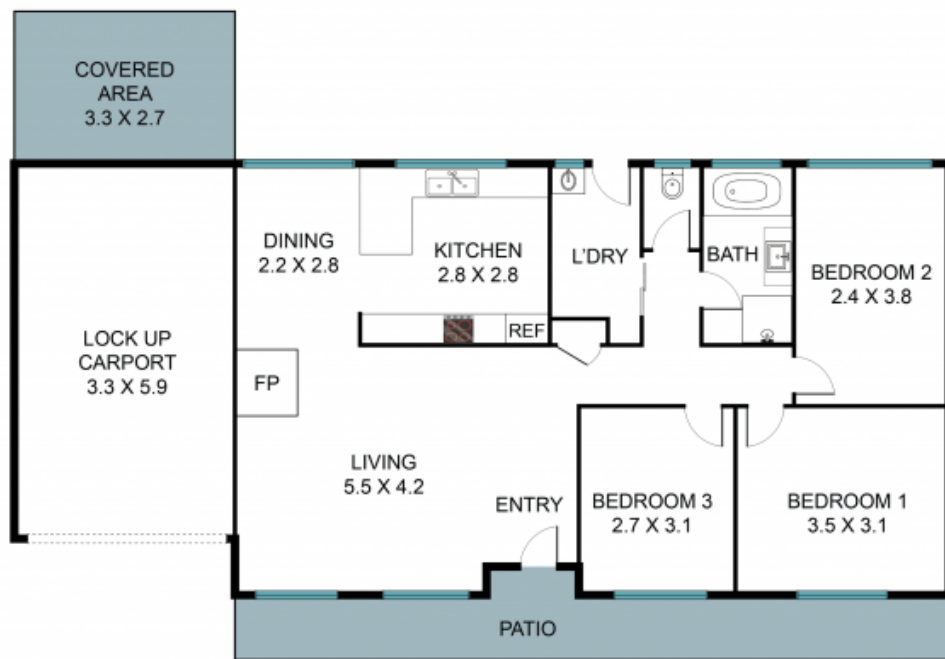
0418 451 105



**Kaitlin Hall**

0404 529 516

**STONE**



## 71 Elouera Cres, Woodbine NSW 2560



The floor plan is not to scale, measurements and in metres. Exterior elements are not in position.  
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.