



### 150 Cardiff Road Elmore Vale NSW

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Well positioned on the high side of the street to capture southerly breezes and wide leafy vistas on the spacious upstairs verandah, this stunning, flexible home is set across two levels, with both levels appointed with wall mounted air conditioning units.

Upstairs features a spacious bathroom and laundry, three bedrooms with built in robes, modern kitchen with informal meals area off the side, large open plan living/dining/family room, with a sunny portico leading onto the verandah, ideal for alfresco entertaining. The versatile downstairs area is currently being utilised as a fourth bedroom with built in robe, and rumpus, perfect for teenager or husband retreat.

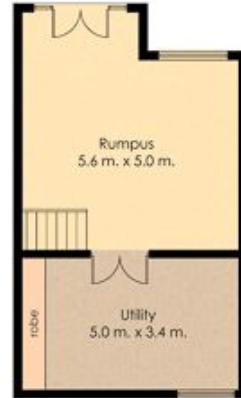
French doors open from the dining area onto a covered timber deck which leads to the well established, terraced rear yard. The first terrace hosts a further sunny deck, perfect for outdoor lunches. The flat middle terrace of the backyard accommodates a play area for young children.

Positioned on a generous family-sized 731 sqm allotment this modern home is situated in a setting of ultra-convenience just two minutes from Elmore Vale

**Price** : \$ 550,000  
**Land Size** : 731 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/elmore-vale/residential/house/5661392>



Upper Floor Plan  
Total Internal Floor Area: 200 sqm



Lower Floor Plan



Site Plan  
Not to Scale



150 Cardiff Rd.,  
Elmore Vale



Measurements and direction of north are approximate and are to be used as a guide only.