



3 House Crescent Cromer Heights, NSW



### Immaculate haven for the extended family

Located in a quiet position in a family focused neighbourhood, this immaculate recently renovated family home is bathed in natural light due to its north-easterly aspect and features multiple areas for relaxed indoor/outdoor entertaining. The well-loved family haven offers an exceptional versatile floorplan with three bedrooms downstairs and an additional parent retreat on the upper level. Enjoying a North-facing front deck & entertaining area, it is suitable for extended families or investors seeking high yield return. Only 5 minutes to the beach, local cafes, restaurants, a variety of local schools and express city transport.

**Price:** \$1,625,000

**Council Rates:** \$498.00 p/q

**Water Rates:** \$172.00 p/q



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GROUND FLOOR



LEVEL 1



(NOT IN POSITION)



SITE PLAN

The site plan and floor plan are not to scale, measurements are indicative and in meters. Boxes 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.



GROUND FLOOR



LEVEL 1



The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

3 Howse Crescent, Cromer

STONE