



**11 Columba Lane Elmore Vale NSW**

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Beautifully elevated to capture glorious morning sunshine and a pleasant district outlook, this solidly built one owner home offers immediate family comfort whilst also providing an outstanding opportunity for the smart purchaser to reap rewards long into the future through a cosmetic update.

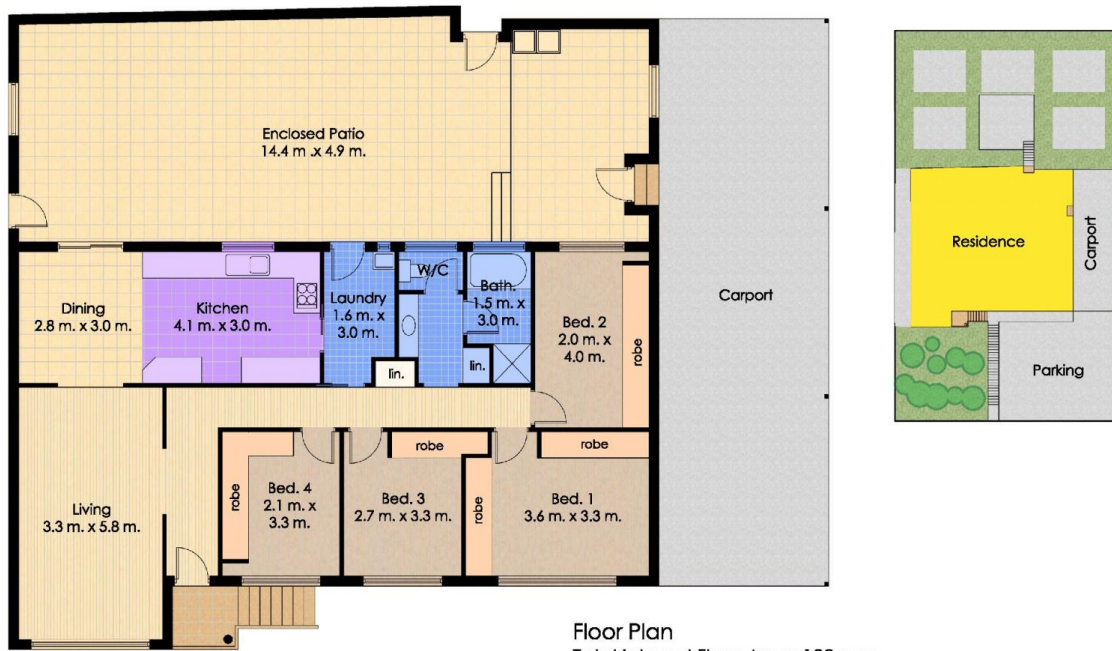
Beyond its classic brick and tile facade, the layout reveals a light-filled lounge room, eat-in kitchen and dining combined, and four robed bedrooms served by a bathroom with separate toilet and hand basin.

Offering a dynamic hub for large-scale entertaining, the rear alfresco includes provisioning for a second kitchen, while terraces outside provide room for green thumbs to create a garden of their choice.

An exceptionally peaceful laneway setting belies its convenient location close to Elmore Vale Shops and popular school.

- Brick and tile family home on 760sqm parcel
- Freshly painted throughout with ducted air-conditioning and timber floors

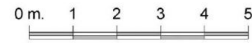
**Price** : \$ 470,000  
**Land Size** : 766 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/elmore-vale/residential/house/5661425>



Floor Plan  
Total Internal Floor Area: 182 sqm



11 Columba Lane,  
Elmore Vale



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