



FOR SALE

PRIME LOCATION & THOUGHTFULLY UPDATED HOME IN CROMER HEIGHTS

Located in the highly sought-after Cromer Heights, 12 Badcoe Road offers a perfect blend of family living and future potential. This thoughtfully upgraded 4-bedroom + study, 2-bathroom home sits on a generous 708m² block in an elevated position, capturing natural light and district views. Recently refurbished with new vinyl flooring, plush carpets, updated lighting, and fresh internal and external paint, this home is move-in ready while still offering scope for further improvements.

Exceptional Lifestyle in a Thriving Coastal Community

Enjoy the convenience of beaches, parks, top-rated schools, and shopping hubs just minutes away, making this an ideal setting for families and professionals alike. With a rear north-to-northeast aspect, the home is bathed in sunlight throughout the day, enhancing its inviting atmosphere. The quiet, tree-lined streets of Cromer Heights offer a sense of peace and privacy, while still being close to key amenities, transport, and recreational facilities.

Opportunity to Enhance & Add Value (STCA)

Beyond its modern updates, 12 Badcoe Road presents opportunities to add further value:

- Granny Flat Integration – Extend the home for multi-generational living or additional space.
- Self-Contained Conversion – Create a separate living area within the existing floor plan.
- New Lock-Up Garage – Enhance storage and functionality without impacting the home's layout.
- Luxury Outdoor Enhancements – Install a pool or upgrade landscaping to further elevate the home's appeal.
- Bathroom Renovation Potential – The two existing bathrooms are in original condition and will benefit from refurbishment in the short term, allowing the new owner to add their personal touch.

A Rare Opportunity in a Prestigious Northern Beaches Pocket

With strong market demand, limited housing supply, and a prime location, this is a unique chance to secure a spacious home with both lifestyle and long-term potential. Whether you're looking for a move-in-ready residence or a property with scope to enhance, 12 Badcoe Road is a standout choice in one of Sydney's most desirable coastal communities.

Your Future Starts Here

4 BED | 2 BATH | 2 CAR

PRICE:

\$2,200,000 - \$2,250,000

OPEN FOR INSPECTION:

N/A



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12 Badcoe Road, Cromer



Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.