

10 GEELONG ROAD, CROMER, NSW, 2099

MaxDwell

SMART PROPERTY AGENTS



FOR SALE

PROFESSIONALLY PREPARED. BEAUTIFULLY PRESENTED. READY FOR ITS NEXT CHAPTER.

At 10 Geelong Road, Cromer, MaxDwell has undertaken a comprehensive preparation program designed to restore the home's genuine value while preserving the opportunity for its next owner to personalise the remaining improvements.

Unlike many homes that receive only cosmetic attention before going to market, MaxDwell approaches every property with the mindset of a building inspector. Rather than simply applying a fresh coat of paint and taking professional photographs, every effort has been made to identify the issues commonly highlighted in pre-purchase building reports and rectify them before buyers ever inspect the property, the MaxDwell way.

The result is a home that not only presents beautifully but also offers purchasers greater confidence in its overall condition.

Extensive preparation has included:

- Fully repainted internally and externally.
- Upgraded lighting throughout to create bright, welcoming living spaces.
- New door furniture and hardware.
- General repairs and maintenance completed throughout the home.
- Swimming pool certified and compliant.
- Landscaping and presentation improvements.
- Numerous maintenance items completed to minimise future purchaser concerns.

MaxDwell believes preparing a home is about far more than appearance. It is about restoring a property to the condition it deserves, reducing buyer uncertainty and allowing purchasers to focus on the lifestyle and potential of the home—not a list of defects.

Architecturally Designed for the Future

Rather than installing a new kitchen and laundry that may not suit every buyer's taste, the owners have chosen a smarter approach.

8 BED | 4 BATH | 3 CAR

PRICE:

Price Guide \$2,850,000 - \$3,135,000

OPEN FOR INSPECTION:

N/A



Garry Braams

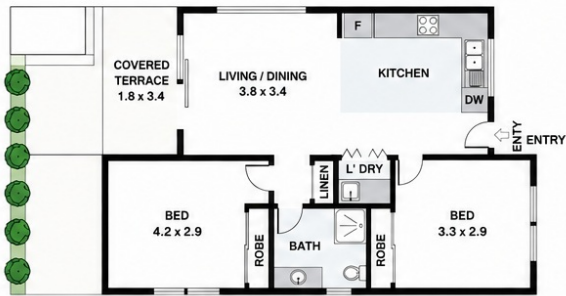
0425360002

property@maxdwell.com.au

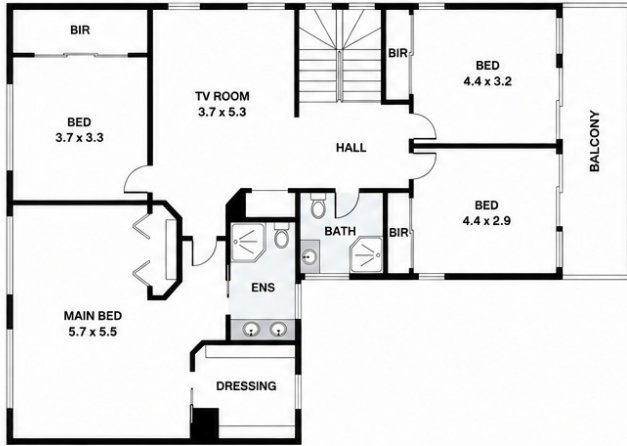
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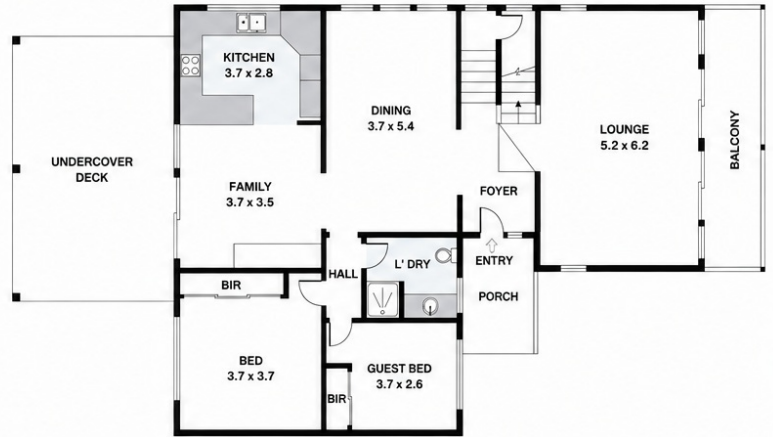
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GRANNY FLAT



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



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.