

# 1/17 Bakeri Circuit, Warabrook, NSW, 2304

## Villa For Sale

Thursday, 7 September 2023

1/17 Bakeri Circuit, Warabrook, NSW, 2304

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Trudy Zeug  
0249610411

## **FREE STANDING VILLA, MOVE IN READY, PEACEFUL PARKLAND LOCATION.**

This delightful free-standing brick and tile two bedroom villa set in a sought after enclave of Warabrook is sure to excite. Enjoy an easy care, peaceful lifestyle when you secure this lovely home, a short stroll from the glorious parkland of 'Eucalyptus Circuit reserve playground'. Embracing a contemporary layout flaunting neutral tones, spacious light-filled interiors with a fresh and inviting ambience the home presents an outstanding move in ready opportunity well suited to downsizers, first home buyers, a small family or investor.

Comprising two bedrooms with built-ins, central bathroom and laundry with external access to rear courtyard. The spacious lounge room adjoins the dining area open to pleasant kitchen and provides direct access to the large private courtyard ideal for relaxation or entertaining. Complimented by a single car garage this home presents an outstanding opportunity for buyers looking to secure a low maintenance property in a desirable suburb.

Convenient to Warabrook Shopping Centre, wetlands reserve, train station and footbridge to the Uni. Offers close proximity to the amenities of Maitland Road with the convenience of excellent transport links, parks, sporting fields, eateries and entertainment venues. Minutes to the Mater Hospital, Waratah Village, Mayfield, Newcastle University, Hunter TAFE and 15 minutes to Newcastle CBD and pristine beaches.

- Move in Ready, Free Standing Villa
- Brick and tile construction with single car garage, Quality complex of 10
- Peaceful circuit setting, stroll to 'Eucalyptus Circuit reserve playground'
- Light filled interiors, large lounge room, dining open to pleasant kitchen
- Two comfortable bedrooms, built-in robes, main bedroom with bay window
- Central bathroom comprising separate bath and shower
- Laundry with linen, offers external access to rear courtyard and garage.
- Moments to Warabrook Shopping, wetlands reserve, train station & foot bridge to the Uni
- Short drive to the Mater Hospital, Waratah Village, Newcastle University, Hunter TAFE, Mayfield shops, entertainment, sporting fields.
- 15 minutes to the Newcastle CBD, pristine harbour & beaches