

**1/22 Madeleine Avenue, Charlestown, NSW 2290**



## **Villa For Sale**

Friday, 1 December 2023

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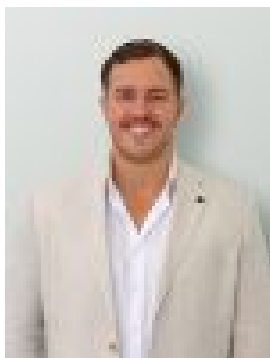
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 247 m2**

**Type: Villa**



Daniel Heath  
0413356603

**\$600,000 - \$660,000**

The warm and inviting single level spaces of this relaxed duplex allow you to live a quiet lifestyle while being less than 2km from the buzz of Charlestown Square's vibrant shopping, entertainment and dining precinct. The layout offers superb functionality with a welcoming lounge room inviting you in and flowing to a combined kitchen and dining area, where direct access to a central courtyard allows ease when dining alfresco. Two bedrooms rest at the rear of the home to ensure a peaceful night's sleep and they share a tidy three-way bathroom. Combined with its convenient address, the practical nature of this immaculate residence makes it the perfect choice for retirees and first homebuyers while being the ultimate lock-and-leave investment property. - Well-located brick and tile duplex with an attached single garage offering internal access - Neat kitchen boasting great prep and storage areas, adjoins a casual meals space - Generous front living room capturing a sunny north-facing aspect - Both rear bedrooms include a BIR and the three-way bathroom includes a bath - Split-system air-conditioners provide year-round climate control - Paved courtyard accessed via the middle of the home, drawing sunshine indoors - Internal laundry facilities and a handy second parking space in the driveway - Within 2.5km of Charlestown's CBD, a wealth of medical facilities and all services - City-bound bus transport nearby for an easy commute into Newcastle CBD - 10 minutes to Lake Macquarie, including the dynamic café scene in Warners Bay