

# 1/26 Hexham Street, Kahibah, NSW 2290



## Sold Unit

Saturday, 24 February 2024

1/26 Hexham Street, Kahibah, NSW 2290

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 293 m2**

**Type: Unit**



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**\$912,500**

Set within a small boutique complex, this quality brick and tile villa offers the appeal of a peaceful address while being located between the daily buzz of Charlestown's CBD and the natural beauty of the Pacific coastline and its pristine beaches. House-like in its dimensions and boasting a real sense of class, this easily maintained home provides retirees or a young buyer with a lifestyle like no other. Its generous three-bedroom/two-bathroom footprint delivers loads of extras, like ducted air-conditioning, a large garage with space to tinker, a beautiful bay window in the lounge room drawing in northerly sunshine, and a private courtyard featuring a manicured lawn and clipped hedges. A second living room adds flexibility to the internal layout, and the kitchen is spacious and well-appointed, appealing to foodies who like room to move. A great community, Kahibah offers a lifestyle of excellence, and 26 Hexham Street is one of the suburb's best addresses. Living here allows you to stroll to local shops and the ultra-popular Sherwood Café (90m) where you'll always find a seriously good coffee and a warm and inviting crowd. One block in the opposite direction will place you on the edge of Glenrock State Conservation Area where you can access Fernleigh Track or take one of the many trails down to the coastline, including Dudley beach. You will spend many weekends exploring this stunning natural wonderland. -Quality villa, the first in the complex, holds a premium street-facing position -Large and lovely lounge room with bay window plus a second casual living zone -Spacious kitchen with great storage, a dishwasher, wall oven and plenty of prep area-Three generous bedrooms, two include robe storage, the main boasts an ensuite -Roomy bathroom featuring a bath and shower, separate wc for convenience -Private courtyard with lawn provides a quiet spot for outdoor enjoyment -Oversized garage with internal access adjoins a wide double driveway -90m to Sherwood Coffee, your morning latte is closer than you can imagine -250m to the edge of Glenrock State Conservation Area and its endless walking trails -250m to Kahibah Public School, 600m to Kahibah Sports Club