

# 10 Frederick Street, Waratah, NSW 2298

LANE CAMPOS

## Sold House

Monday, 14 August 2023

10 Frederick Street, Waratah, NSW 2298

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 626 m<sup>2</sup>

Type: House



Dave Lane

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**\$755,500**

Looking for a foothold in the market with untapped future potential? This one will excite the renovators. On an approx. 626m<sup>2</sup> block, it's untouched and perfect for both dreamers and seasoned developers. Not heritage, not conservation, there are endless options. Located on a high set, family friendly street, this home is situated to perfectly catch the sea breeze and sunsets. With close proximity to the village hub and quality schools, with some clever updates this may just be the one. Highlights:--Three bedrooms--Separate lounge with adjoining sunroom--Dining room overlooking the kitchen--Open plan kitchen in original condition--Fenced block – possibility to extend the rear of the home--Large single garage Here and there:--Waratah Public School - 4min walk (300m), Callaghan College Waratah Campus - 11min walk (900m), Callaghan College Jesmond Senior Campus - 6min drive (3.3km)--Waratah Village - 6min walk (600m)--Coolamin Road Reserve Playground - 3min walk (290m)--Braye Park - 8min walk (550m)--Calvary Mater Hospital - 15min walk (1.2km)--Newcastle beaches - 14min drive (7.3km)--Approx. weekly rental return - in the vicinity of \$400-\$500 with scope to increase this if considerable improvements were made to the property--Approx. council rates per quarter - \$500--Approx. water rates per third - \$285 (not incl. usage) For more information, please contact Dave or Damian on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.