

10 Oxley Road, Waratah, NSW 2298

LANE CAMPOS

Sold House

Thursday, 17 August 2023

10 Oxley Road, Waratah, NSW 2298

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 702 m2

Type: House



Dave Lane
0249676770



Damian Rafty
0249676770

\$1,200,000

Auction Location: ONLINE - buy.realtair.com An inviting street presence and abundant charm throughout, this meticulous bungalow will resonate with all who see it. Lovingly updated and maintained from start to finish, it offers a large sense of space, endearing ambiance and is a character rich residence that is sure to tick boxes for home, lifestyle, and location. Set on a quiet street, with views over the suburb and catching the ocean breeze, this home has a warm & welcoming feel. This is the one you have been waiting to call yours. Located within a high-demand position, thanks to its proximity to the University, Mater Hospital, Waratah Shopping Village, Waratah Primary School and St Phillip's Christian College, 10 Oxley Road takes full advantage of this quiet and family-friendly pocket of Waratah. Highlights:-- Set on a large approx. 702.1m² corner block-- Open plan living and dining-- Open plan, modern kitchen with quality inclusions: stone bench tops and stainless-steel appliances-- Four bedrooms: all with built-in robes and ceiling fans-- Modern family bathroom with bathtub and double sink-- Second bathroom and laundry combined-- Split system air conditioning-- 6.5kw Trina Honey solar panels with a 5kw Fronius inverter-- Polished timber floorboards throughout-- Wrap around veranda with views across the suburbs-- Elevated, secure yard with side access to the lockup garage Here and there:-- School catchment: Waratah Public School 8min walk (650m), Callaghan College Waratah Campus 15 minute walk (1.3km), Callaghan College Jesmond Senior Campus 4 minute drive (2.8km)-- Waratah Village - 12 minute walk (1km)-- Cameron Park Playground - 5 minute walk (500m)-- North Lambton Dog Off-Leash Area - 15 minute walk (1.1km)-- Access to Braye park - 2 minute walk (140m)-- St Phillip's Christian College - 13 minute walk (1.1km)-- Calvary Mater Hospital - 18 minute walk (1.2km)-- Newcastle beaches - 13 minute drive (6.9km)-- Approx. weekly rental return: vicinity of \$750-- Approx. council rates per quarter: \$556-- Approx. water rates per third: \$280 (not incl. usage) This home will be sold via online auction on Saturday 19th August 2023, if not sold prior. For more information, please contact Dave 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.