

11 Bellett Street, Kotara, NSW 2289

Street Property.

House For Sale

Saturday, 4 May 2024

11 Bellett Street, Kotara, NSW 2289

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 600 m2

Type: House



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When it comes to creating a relaxed family lifestyle, you'll be hard pressed to find a better location than Bellett Street. This quiet cul-de-sac of only a few homes adjoins Lugar Park where your kids can run freely and play games of soccer and cricket – and the best part? You don't have to mow it!! It's a seven minute stroll to Kotara South Public School allowing you to avoid the morning traffic chaos, and when the kids have been dropped off you can wander onto the quaint Joslin Street shopping precinct where you can choose to have your morning latte at Sherwood or The Letter Q. Back at base, this single level brick and tile home is a picture of present day comfort allowing you to move straight in yet it's easy to see the value some modern updates will bring. Polished timber floors, timber accents, and neutral décor grace the three bedroom floorplan featuring two separate living areas, dining and an electric-equipped kitchen at its heart. Outdoors, the 600.7sqm block (approx.) offers a great size yard offering extension or rebuild potential (STCA), while a pleasant surprise is the great garaging with two separate single garages and two carports covering all your needs. Within a 3km radius (or less) find Westfield Kotara, Charlestown Square, Kotara Station, Kotara Homemakers Centre and the city bypass.- First time offered single level brick & tile home on 600.7sqm north facing block (approx.)- Peaceful parkside cul-de-sac stroll to shops, schools and sport grounds- Air-conditioned lounge room with timber floors, tiled family room at rear- Kitchen/dining fitted with an electric stove, scope for a modern update- Three bedrooms, two with built-in robes and ceiling fans, main with a/c- Three way bathroom with two vanities, large laundry room- Single auto garage under the home's roofline with drive-through to carport and second garage and carport- Large, fenced backyard with plenty of room to extend or add a deck (STCA)- 550m – Kotara Sth Public School, 850m - St James Primary, 2km Kotara High, 3km – St Pius X- Less than 8km to Merewether Beach and Newcastle InterchangePotential Rental Return: *\$650 - \$700 per weekCouncil Rates: *\$2,300 paWater Rates: *\$920 pa + usage*Approximates onlyDISCLAIMERWe have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.