

# 111 Rae Crescent, Kotara, NSW 2289

LANE CAMPOS

## Sold House

Thursday, 17 August 2023

111 Rae Crescent, Kotara, NSW 2289

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 752 m2

Type: House



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**\$1,020,000**

This beautiful home, brimming with charm, presents a thrilling opportunity in the heart of Kotara. Situated in a sought-after and serene location, you can easily feel the stylish details and atmosphere that define this property and address. With a spacious floor plan, and many updates throughout, this home is perfectly ready to move straight in, or a canvas on which to extend and create your dreams in the years ahead (STCA). Just a few steps away from the local café hub and backing onto the highly esteemed Bromley Park, this is an exceptional opportunity that arises only once in a lifetime. This is not to be missed. Highlights:--?Large 752sqm block (approx.)--?Adjacent to Bromley Park --?Three bedrooms: two with built-ins--?Large garage with workshop/studio space at rear: ideal for home office/gym, guest space --?Ducted air conditioning throughout --?Decorative fireplace and polished timber floors--?Light-filled lounge overlooking the tree-lined street--?Separate dining--?Family bathroom with bathtub--?Kitchen with stone bench-tops and quality appliances--?Large laundry with additional W.C--?Covered deck overlooking the lush rear garden--?Carport and driveway parking for additional vehicles Here and there:--?School catchment: Kotara South Public School - 4min walk (300m), Kotara High School - 25min walk (2.1km)--?Block backs onto Bromley Park--?Joslin Street cafes: 3min walk (300m)--?Westfield Kotara: 17min walk (1.4km)--?Kotara Park Playground: 4min walk (300m)--?Blackbutt Nature Reserve: 26min walk (2km)--?Newcastle beaches: 13min drive (7.8km)--?Approx. weekly rental return: in the vicinity of \$690--?Approx. council rates per quarter: \$545--?Approx. water rates per third: \$285 (not incl. usage) For more information, please contact Roland 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.