

# 114 Charlestown Road, Kotara, NSW 2289

## House For Sale

Tuesday, 19 December 2023

114 Charlestown Road, Kotara, NSW 2289

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 657 m2**

**Type: House**



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## **Selling \$715,000 - \$745,000**

This three bedroom home boasts a huge backyard, backs onto reserve and is the perfect entry into the market for first home owners or families. With a renovated kitchen, bathrooms and laundry, abundant storage, a fabulous alfresco space and a central location be sure to check this one out! Recently renovated, this property features a modern kitchen with sleek cabinetry, a large pantry, stone counters and an eat-in kitchen island – the perfect spot for brekky before work and school or for conversation over a charcuterie board and a glass of wine at the end of the day. The kitchen opens onto a cosy lounge and dining space, which in turn flows onto the elevated deck, where you will find yourself brunching with the birds, sharing a BBQ dinner with friends or sipping a cuppa or a glass of bubbles while the kids play in the backyard. There is plenty of room and opportunity in the backyard for a tree house, ninja course and be sure to ask Santa for a trampoline. If you are considering putting a pool in the backyard (subject to council approval) there is an additional bathroom downstairs with toilet, sink and vanity so the kids don't go dripping through the house. All of this is located a hop, skip and a jump from the village vibes of Lambton, New Lambton and Blackbutt and just 10 minutes from both Westfield Kotara and Charlestown Square. The renovations, fully fenced yard and location also make this an ideal rental property. - Three bedrooms – two with mirrored built in closets – all with curtains and carpet - Open plan living kitchen and dining with sleek floating timber-look floors - Recently renovated kitchen – stone counters, eat in island, and new laundry - Large renovated bathroom features modern free standing tub, floating timber double vanity and frameless shower - Split system air conditioning, ceiling fans and contemporary light fixtures - Electric gates to secure lock-up garage and additional off and on street parking - Storage in garage, secure downstairs storage room and multi-purpose room under house - 3 mins to New Lambton Heights Infant School, 5 mins to Kotara High - 10 mins to John Hunter Hospital, Kotara Westfield and Charlestown Square - Less than 15 mins to Newcastle's beautiful beaches and 8 mins to Glenrock Mountain bike trails

Outgoings: Water rates \$844.47 approx per annum Council rates: \$1,899.24 approx per annum

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