

# 12 Coronation Street, Waratah West, NSW 2298

LANE CAMPOS

## Sold House

Monday, 9 October 2023

12 Coronation Street, Waratah West, NSW 2298

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 708 m2

Type: House



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**\$809,000**

Calling all large families or astute investors, this home is a rare find. Offering a spacious, light filled floor plan, and the addition of a studio, this property could also suit those seeking a home office or dual family living situation. Sitting on a large, fully fenced approx. 708.2sqm block, with the perfect deck for entertaining, the peaceful outlook to the rear wooded garden will be the place for relaxing and for kids and pets to play all day. Located in a quiet corner of this popular suburb, convenience is at your doorstep. Whether you want to create cherished memories with your loved ones or make a wise investment, this home is a must-see. Highlights:--?Studio in rear garden - includes bathroom and kitchenette--?Four bedrooms - all with built in robes--?Main bedroom with walk-in robe and ensuite--?Large entertaining deck overlooking the rear, established garden--?Generous living room overlooking the tranquil front garden--?Separate dining room or second living space--?Kitchen with servery window and breakfast bench--?Split system air conditioning and ceiling fans--?Neat family bathroom with bathtub--?Separate laundry room--?Large block, approx. 50m in depth - imagine the gardening you could do here--?Carport parking plus off-street space for a number of additional cars, trailers etcHere and there:--?School catchment - Waratah West Public School - 6min walk (400m), Callaghan College Waratah Campus - 5min drive (2.6km), Callaghan College Jesmond Senior Campus - 4min drive (2.5km)--?University of Newcastle - 10min walk (700m)--?Thomas Percy Oval Playground - 5min walk (300m)--?Calvary Mater Hospital - 17min walk (1.3km)--?Waratah Village - 6min drive (2.9km)--?Newcastle beaches - 16min drive (8.7km)--?Approx. weekly rental return - in the vicinity of \$600 - \$630--?Approx. council rates per quarter - \$472--?Approx. water rates per third - \$300 (not incl. usage)For more information, please contact Dave or Toby 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.