

**12 Princeton Avenue, Adamstown Heights, NSW  
2289**



**House For Sale**

Wednesday, 20 March 2024

12 Princeton Avenue, Adamstown Heights, NSW 2289

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



Kristal Sawtell  
0431435641



Lyndall Allan  
0439761123

## Auction Guide \$1,450,000

Auction Location: In RoomA spacious and stylish haven awaits your growing brood in one of Newcastle's most sought-after suburbs. Prepare to be impressed by the expansive interiors of this meticulously renovated multi-level abode. Boasting top-tier appointments at every turn, this five-bedroom residence, complete with individual ensuite bathrooms, epitomises contemporary family living. With multiple living areas to accommodate your every need, a refurbished pool for summer fun, and a maintenance-free yard, this home promises to exceed your expectations. Enjoy the freedom to spend family time together or apart thanks to three large living areas – including a versatile lower level rumpus that opens directly to the pool and gardens. A seamless flow between the stunning Caesarstone kitchen, family and meals area, and two separate balconies ensures entertaining is also effortless or use these spots to relax. Alternatively choose the two upper level balconies – there's no shortage of alfresco space here either! The fifth bedroom (or private home office), with own separate entrance, along with a powder room, loft retreat in one of the bedrooms, and multi-vehicle off-street parking are just some of the extra features that enhance this home. With a great community spirit, Princeton Avenue means you'll have some of the city's best schools on the doorstep, multiple parks and sporting fields close by, and a blink-and-you'll-miss-it 150m stroll to Westfield Kotara, where you can shop-'til-you-drop, dine out on the rooftop, or catch the latest blockbuster at the Event Cinema. Plus, you can hit the city or beaches in under 10 minutes with Glenrock and the Fernleigh Track nearby for cycling, walking and exploring nature. - New flooring, plantation shutters, glass balustrading, two gas hot water systems- Kitchen with 40mm stone benches, 5-burner gas cooktop, dishwasher, large sink- Air conditioning to four bedrooms plus main living area- Energy efficient home assisted by 8.7kw solar system (28 panels) with 6kW inverter- Double auto garage with new doors, internal access, + driveway parking for 4 cars- Stroll to Belair Public School, Kotara High, St James Primary, St Pius X - 6km/8mins to Merewether Beach, 7km/12mins to Newcastle InterchangeDisclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.