

**122 Christo Road, Waratah, NSW 2298**

**LANE CAMPOS**

**Sold House**

Wednesday, 25 October 2023

122 Christo Road, Waratah, NSW 2298

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 695 m2**

**Type: House**



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**\$1,150,000**

Auction Location: Online only - buy.realtair.com Located for lifestyle, and smartly updated, this light-filled property will delight. Privately tucked away and loved by the one family since being built, this home combines the charm of its heritage with functional and comfortable interiors. Offering multiple living zones and a flexible floor plan, this home has been seamlessly modernised to suit contemporary living. One of the gems of this residence is the indoor/outdoor flow it boasts. Step through double French doors to a covered alfresco area and the established, lush gardens. This outdoor oasis is perfect for entertaining and relaxing, providing seclusion and privacy. Highlights:--? Three bedrooms - two with built-in robes--? Fourth bedroom, currently used as the dining room - with multi-functional built in cabinetry--? High ceilings, polished timber floorboards and many original details--? Three lounge and living spaces - perfect for the family--? Split system air conditioning and ceiling fans--? Contemporary kitchen with quality appliances and gas cooking--? Family bathroom with bathtub--? Separate laundry with W.C--? Lush gardens on fully fenced block--? Garaging and undercover parking for multiple vehicles, trailers etc--? Covered alfresco area - perfect for relaxing and entertaining Here and there:--? School catchment - Waratah Public School - 10min walk (700m), Callaghan College Waratah Campus - 14min walk (1.1km), Callaghan College Jesmond Senior Campus - 6min drive (3.2km)--? Waratah Village - 10min walk (750m)--? Cameron Park Playground - 2min walk (190m)--? Braye Park - 15min walk (900m)--? St Phillip's Christian College - 11min walk (850m)--? McDonald Jones Stadium - 19min walk (1.4km)--? Newcastle beaches - 13min drive (6.6km)--? Approx. weekly rental return - in the vicinity of \$690--? Approx. council rates per quarter - \$619--? Approx. water rates per third - \$300 (not incl. usage) This property will be sold via online auction on Saturday 21st October, unless sold prior. 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.