

**14 Acacia Avenue, Waratah West, NSW 2298**



**House For Sale**

Thursday, 13 June 2024

14 Acacia Avenue, Waratah West, NSW 2298

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



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**\$790,000 - \$869,000**

This stunning brick & tile home built in 1990 - post earthquake, has been loved and lived in by the same family it was built for 35 years ago. Set on 569m<sup>2</sup>, this near level block is located in a quiet street and offers plenty of off-street parking (up to four vehicles undercover). There are established and well-maintained lawns and garden ready for the professional, downsizer or investor. This outstanding property offers three bedrooms; two living areas, modern kitchen with 40mm Caesar stone bench-tops and separate dining. Three-way bathroom, loads of storage, two split system air conditioners, ducted vacuum, plantation shutters, solar hot water, two garden/tool sheds and a large undercover entertainment area just to mention a few attractive features. Did I mention the garage at the rear is insulated and air conditioned? What about the 3m x 3m "Bar" shed and bar overlooking the reserve adding a sense of peace and tranquillity not to mention privacy and space. There is so much to love and see, here are some of the highlights:

- Three bedrooms – two with robes, one with French doors to rear deck
- Modern kitchen
- Two separate living areas both with split system air conditioners
- Undercover/enclosed parking for up to four (4) vehicles
- Loads of storage
- 3-way bathroom with huge shower and separate bath
- Master bedroom with bay window, walk in robe and access to bathroom
- Plantation shutters
- Ducted vacuum
- Carpet to master, bed 2, front lounge & dining
- Bamboo flooring to entry, hallway, kitchen, Bed 3 and rear living room
- Huge undercover entertainment area
- Rear entertainers deck and BBQ area
- Rear 6m x 4m garage
- 3m x 3m Bar shed and bar overlooking reserve
- Two (2) garden/tool sheds

This property is surrounded by shopping centres, access to basic infrastructure, hospitals, public transport, parks, schools and universities to mention a few:

- Newcastle University Callaghan Campus
- The Calvary Mater Hospital
- Waratah Shopping Village
- Jesmond Central
- North Lambton dog off-leash park
- Elder St Lambton services
- Lambton Pool & Bowling Club
- Public transport

If you're an investor, approx. weekly rental return \$580-\$640 p/w.