

# 147 Charlestown Road, Kotara South, NSW 2289

## House For Sale

Monday, 22 April 2024

CENTURY 21.  
Novocastrian

147 Charlestown Road, Kotara South, NSW 2289

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 752 m2

Type: House



Casey Healey  
0425257003

## AUCTION Price Guide \$910,000 - \$1,000,000

This exceptional residential property in Kotara South offers a unique opportunity with three separate living spaces under one title, providing three income streams.

**Top-Level Residence (Unit A):** Leased at \$495/week- Currently leased at \$495.00 per week, presenting a lucrative investment opportunity with steady rental income.- Three spacious double bedrooms offer ample accommodation space for residents.- Updated bathroom with modern amenities and comfort.- Convenient off-street parking and a single garage.- Open-plan kitchen with picturesque backyard views enhances the cooking and dining experience.- Charming L-shaped lounge and dining area with beautiful hardwood floors to add warmth and character to the living space.- Recently painted throughout for a fresh and modern aesthetic.- New window coverings enhance privacy and light control in every room.- All bedrooms complete built-in robes, optimizing storage space and organization.- Reverse Cycle AC in the living area.

**Lower-Level Residence (Unit C):** Leased at \$325/week- One-bedroom flat with bathroom, small living area, kitchen, and internal laundry.- Split system Ac in the living area, servicing the whole unit.- All areas open onto the rear yard, promoting seamless indoor-outdoor living.

**Granny Flat (Unit B):** Leased at \$380/week- Modern granny flat DA approved 31.12.2011, offering contemporary living amenities.- One bathroom, open-plan kitchen, and living room provide a comfortable living space.- Split system Ac and ceiling fan in living room.- Charming private yard surrounded by trees enhances appeal, perfect for relaxation or outdoor dining on the deck overlooking Nereida Close, Reserve.- Off-street parking available for added convenience, ensuring hassle-free parking for residents and guests.

Conveniently located just a short drive away from Charlestown Square and Westfield Kotara, with public transport directly outside, this property offers both accessibility and quiet suburban living. With a remarkable 54.8% increase in median value over the last 5 years, this property presents a lucrative investment opportunity for those looking to capitalize on the growing real estate market in Kotara South.

Zoning: R2 Low Density Residential Land Area: 753sqm approx  
Council: Lake Macquarie  
Land Rates: \$2185pa approx  
Water Rates: \$859pa approx  
Current Rent: \$1200pw

**IMPORTANT INFORMATION ABOUT AUCTIONS** – We welcome you to bid on-site or on-line. All registrations need to be completed prior to the auction and require approval. Please allow sufficient time for the registration process. Register via this link.. <https://buy.realtair.com/properties/128607> Call 02 4943 6333 if you require assistance. We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. Photos maybe digitally edited and include virtual furniture.