

# 15 Wentworth Street, Wallsend, NSW 2287

## Sold House

Thursday, 7 December 2023

15 Wentworth Street, Wallsend, NSW 2287

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 401 m<sup>2</sup>

Type: House



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**\$750,000**

Radiating the essence of historic Newcastle, this immaculately presented cottage elegantly fuses character, charm, and grace with tasteful contemporary updates and a functional open plan layout. A captivating original garden, with lush camellia and murraya hedging, frames the charming facade and bids you welcome. Stepping up to the front porch - a tranquil space to start the day with your favourite cuppa - you enter via an ornate leadlight-framed front door. Inside, a wide hallway brimming with character awaits where honey polished boards complement the soaring ceilings, adorned with decorative plasterwork. This hallway reveals two expansive bedrooms - on the left, a huge master with a spacious walk-in robe and ensuite, and opposite, another large bedroom with sizeable built-in robe. At the heart of the home, a generously proportioned, air-conditioned lounge room showcases the best features of its era - including intricately detailed plasterwork, ceiling roses, classic cast iron fireplace with original timber mantle, and attractive dado panelling. At one end, discover a concealed study featuring a fitted desk and built-in storage, and at the other, a bright family bathroom features a corner spa. Lastly, situated at the rear, a versatile guestroom/family room is accompanied by a modern kitchen and dining room from which elegant French doors open onto an expansive covered alfresco deck - perfect for entertaining and an ideal haven for year-round family gatherings. The north side of the home, facing Tyrrell Street, boasts a lush lawn graced by a fragrant frangipani tree, ideal for creating a private sanctuary or safe play area for children and pets. Underneath the home, a single garage, and carport accommodates your car and offers additional under house storage. This move-in ready, gorgeous home is situated in a central location, close to schools, childcare and a wide range of parks and playing fields. There's a lot for families to do here - it's a couple of minutes to the Tramway Track and Blue Gum Hills Park for a family day out. There's a choice of three shopping areas within a few minutes (Elmore Village, Wallsend Village, and Glendale) as well as being near the Uni and only minutes to the Link Road and Hunter Expressway. Wallsend is one of the last inner-city suburbs where first homebuyers and young families can still afford solid character homes on decent-sized blocks. It is likely to be one of those areas where people in 2040 will say, "We should have bought in Wallsend back when it was affordable." So don't delay - inspection highly recommended! Features include:

- Heritage family home - fusing character charm with tasteful updates and a functional open plan layout.
- 3 large bedrooms and a fitted study. Includes super-sized master with ensuite and WIR, second bedroom with BIRs and versatile guestroom/family room.
- Two bright bathrooms comprising ensuite to master, and family bathroom with shower and corner spa.
- Expansive air-conditioned lounge room showcasing charming character features such as intricate plasterwork, ceiling roses, ornate cast iron fireplace with timber mantle, and attractive dado-panelling.
- Modern kitchen and adjoining dining room. The kitchen features a double pantry, ample benchspace, storage with cupboards above and below, and stainless-steel appliances including a dishwasher.
- The north-facing covered alfresco is the perfect spot for hosting family and friends and overlooks a lush lawn with a fragrant frangipani tree.
- Large laundry, single garage, and carport, with plenty of under house storage.
- Move-in ready, with scope to add value in this last bastion of affordable heritage Newcastle city suburbs.

Outgoings: Council Rates: \$1,928 approx. per annum Water Rates: \$923.25 approx. per annum This property is being sold under the Online Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website. \*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.