

# 162 Corlette Street, The Junction, NSW 2291

## House For Sale

Thursday, 9 November 2023



162 Corlette Street, The Junction, NSW 2291

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 626 m2**

**Type: House**



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## Auction

Some homes are like well-worn love stories, cherished for a lifetime. Take, for instance, this beloved double brick and tile abode. It's time for a new family to embrace it, just as the current owner has for the past 46 years. This home has been so well cared for that you can step right in and enjoy the current day comforts it offers, yet there is scope for you to add value with modern updates. Extended over time, this home now boasts two separate living areas, a dedicated dining space, a well-equipped eat-in kitchen, and four cosy bedrooms, all served by a convenient shower bathroom. Step outside, and you'll find an oversized covered alfresco area, perfect for hosting family and friends, while the secure backyard provides ample space for your kids and pets to play. Not to mention, there's a council-approved granny flat with its own kitchenette and bathroom creating a fourth bedroom, teenage retreat or home office for added flexibility. Kick off your day with a refreshing surf or a leisurely ocean swim at nearby Bar Beach. Empire Park offers a playground for tennis, soccer, and even lawn bowls. And when retail therapy calls your name, or you're in need of a barista-made coffee, or a delightful day or night out, simply take a leisurely stroll to The Junction precinct or wander over to Darby Street. This home is more than just a place to live; it's an invitation to a lifestyle your family will love.

- 626sqm block with R3 zoning allows for development (STCA)
- Cherished double brick and tiled home first time offered since 1977
- Carpeted lounge room flows into dining room, separate family room
- Eat-in kitchen appointed with electric cooking appliances
- All four bedrooms fitted with built-in robes
- Fully tiled bathroom with corner shower
- Covered alfresco entertaining area overlooks private backyard
- Self-contained granny flat with bathroom and kitchenette, shared laundry
- Ducted a/c, solar panels, security cameras and alarm, bore water
- Long side driveway to secure carport and backyard
- 270m to Newcastle Grammar Park campus, 500m to The Junction Public School and St Joseph's Primary

Outgoings: Council: \$975 pq  
Water: \$915pa + usage\* approximates only  
(We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns).