

**17 Coolamin Road, Waratah, NSW 2298**



**Sold House**

Wednesday, 25 October 2023

17 Coolamin Road, Waratah, NSW 2298

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 367 m2**

**Type: House**



Nick Townsend  
0400292035



Noi Srimo  
0431815698

**\$830,000**

Positioned in central Waratah with the shopping village steps away and delivering a charming vibe indoors and out, you'll feel instantly at ease in this heart-warming home. Set behind a white picket fence and tall hedging for privacy, its character-rich Californian Bungalow façade sets the tone for what lies ahead. Full of original features paired with modern-day style, the home's three-bedroom footprint boasts separate dining and living rooms plus a renovated kitchen and bathroom. Fresh internal paintwork is grounded by polished timber floorboards, with high ceilings, picture rails and double-hung windows all adding appeal. A covered alfresco area opens out to a sweet backyard full of established gardens, creating an inviting outdoor oasis. The icing on the cake is the inclusion of a freestanding single garage. -?The essence of charming urban living is alive and well in this character cottage -?Open plan kitchen, renovated and featuring a s/s oven and gorgeous floor tiles -?Social zones include a spacious living and dining room plus covered alfresco area -?Three double-sized bedrooms, two fitted with a built-in wardrobe -?Light, airy and generously proportioned shower bathroom-?Established gardens front and rear, north-to-rear aspect, single garage -?Walk to Waratah Village for Coles, K-mart, eateries, and retail stores -?Moment from the Mater Hospital creating a great base for hospital staff -?2km to Mayfield CBD, 6km to Newcastle CBD, near city-bound transport