

18 Marcus Street, Waratah West, NSW 2298

House For Sale

Tuesday, 6 February 2024

18 Marcus Street, Waratah West, NSW 2298

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Matt Thompson
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Auction \$600,000 - \$660,000

Auction Location: 18 Marcus Street, Waratah West & Live via Buy.Realtair.com Attention first-time homebuyers, young families, developers, or investors! Seize the opportunity to corner the market in this neat three-bedroom cottage, brimming with potential, in a central, family friendly locale. While comfortable as is, there's plenty of scope to further improve and capitalise on this home's generous block and location. Whether you are looking for a tidy family home that you can renovate or extend over time, or would love to add a pool, tradie workshop, or even a granny flat (STCA), this home's corner position, large block and dual access potential lends itself to an array of possibilities. Stepping into the lounge room from the elevated front patio – a lovely spot to enjoy your morning cuppa – you will discover a spacious and comfortable lounge room equipped with reverse cycle air-conditioning and a ceiling fan. Adjoining, you'll find a separate meals area and a pristine updated kitchen featuring a stainless-steel free-standing oven and generous storage provided by a mix of wall-mounted cupboards, cabinets, and a large pantry. Down the hall you'll discover three good-sized bedrooms, the master featuring air-conditioning and a large built-in robe, and the second bedroom sporting a ceiling fan. The central bathroom has been updated too, with fresh tiles, an enclosed shower, and a large vanity for storage. Adjacent are a separate toilet, and linen closet for added convenience. Head outside to the spacious laundry, a few short steps away from the immaculate Hills Hoist, and a single garage with a remote roller door. Encircling this home is a mostly level block, with lush lawns, a paved patio and designated garden areas. For those with a passion for gardening, the sun-drenched corner position could be the ideal space to cultivate herbs and veggies, maybe even a fruit tree or two. Perfect for families, this home boasts proximity to a variety of nearby school options. A brief stroll leads you to Waratah West Public School, and a little further, you'll find Corpus Christi or St Philip's. Convenient shopping awaits at Waratah Village or Jesmond, while ample parkland, recreational facilities, and the North Lambton off-leash dog park are just moments away. Centrally located, commuters will appreciate the quick access from nearby feeder roads to major arterial routes. This neat and tidy home offers potential plus! Welcoming first-home buyers and young families who are looking for a tidy home to live in while they contemplate its future, or developers who wish to explore the possibilities, we invite you to come and inspect today! Features include:- Neat and tidy weatherboard home with low-maintenance cladding and tile roof.- Spacious living room, with reverse cycle air-conditioning and ceiling fan.- Immaculate updated kitchen offering abundant storage with a double pantry and cupboards above and below. - Adjoining dining/meals area, with access to the big backyard. - Three bedrooms, including master with large built-in robes, reverse cycle air-conditioning and ceiling fan. The second bedroom also contains a ceiling fan.- Updated tiled bathroom with large vanity and shower. Separate toilet.- Good-sized laundry with easy access to the immaculate Hills Hoist. Separate linen cupboard.- Single powered garage with remote entry. Lush, almost level lawns, paved patio, and plenty of room to grow fruit and veggies.- Spacious front and rear yards offer plenty of options –extend the home, add a pool or a granny flat, maybe even a large tradie shed (STCA).- Scope to land-bank or further capitalise on its popular location near the Uni and Mater Hospital, with preliminary investigations made into a 3-townhouse development STCA. Outgoings : Council rates - \$1,908 per annum approx.*To find out more about this property contact Matt Thompson on 0411 737 232***Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.