

**18 Villa Road, Waratah West, NSW 2298**



**Sold House**

Monday, 14 August 2023

18 Villa Road, Waratah West, NSW 2298

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 493 m2**

**Type: House**



Donna Spillane



Patrick Skinner  
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**\$770,000**

Welcome to this charming residence, meticulously renovated to the highest standard, exuding charm and sophistication in every detail. A true gem, this property boasts a well-maintained appearance throughout, showcasing a family-friendly layout that perfectly complements its convenient location near the Mater Hospital and University campus, making it an unbeatable investment opportunity. Step inside to discover three spacious bedrooms adorned with LED lighting, ceiling fans to 2 bedrooms, and the added comfort of ducted air conditioning throughout the entire home. The expansive living area spans the entire back of the house, offering scenic district views that will take your breath away. Prepare to be captivated by the contemporary renovated kitchen, a culinary enthusiast's dream come true. Adorned with top-of-the-line features, including a large 900mm gas oven, Caesarstone benchtop, ceramic butler's sink, gas cooktop, and dishwasher, this kitchen is sure to inspire your culinary endeavours. The beauty of this property doesn't end there. It presents endless possibilities for expansion and personalization. The spacious backyard offers ample room to extend the living space or add a delightful deck at the rear of the home, providing the perfect outdoor oasis to bask in the scenic views and embrace a lifestyle of tranquillity. Don't miss the chance to own this remarkable residence that blends timeless elegance with modern comforts and offers the potential to create your perfect living space. Seize this opportunity and embark on a journey of boundless possibilities.

- 3 Spacious bedrooms, 2 with ceiling fans- Ducted air conditioning throughout for year round comfort- Modern style kitchen with 900mm gas oven & stovetop- Potential to explore an extension and or deck from the rear of the home- External laundry, single lock up garage- Large backyard with scenic views

Council rates: \$484 p/qtr  
Water rates: \$257 p/qtr