

# 1B Marcus Street, Waratah West, NSW 2298

## House For Sale

Friday, 5 April 2024

1B Marcus Street, Waratah West, NSW 2298

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 257 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Ideally located townhouse, centrally located to Newcastle Uni, Mater Hospital and Newcastle CBD / beaches.- Spacious light filled open plan living/dining area with split system air conditioning and a soaring pitched ceiling.- Large kitchen with ample storage, 40mm laminate benchtops, gas cooking + quality appliances.- Two bedrooms, both with ceiling fans and built-in robes, the master with a private balcony with sweeping views.- Two bathrooms and a dedicated laundry for ultimate convenience.- Quality tiles and carpet, high ceilings + LED downlighting throughout.- Split system air conditioning, ceiling fans + instant gas hot water.- Low maintenance backyard with an Ekodeck.- Attached single car garage with internal access + a garden shed.

Outgoings: Council Rates: \$1,884 approx. per annum  
Water Rates: \$811.98 approx. per annum  
Rental Return: \$600 approx. per week

Ideally located in the well positioned suburb of Waratah West, stands this lovely, low-maintenance home, offering the ideal start for the first home buyer, or clever purchase for the keen investor. Waratah West is an established suburb that enjoys easy access to Newcastle Uni and the Mater Hospital within minutes, coupled with a short 15 minute drive to the city lights and beaches of Newcastle CBD, it's no wonder this suburb is so sought after by home seekers and investors alike!

Arriving at the home, an appealing Weatherboard and Colorbond roof façade coupled with a tiled front porch, a grassed front lawn, and established gardens offer plenty of curb appeal. In addition, you'll find a driveway that leads to the attached single car garage that provides internal access to the home. On the upper floor, you'll find two bedrooms, both featuring ceiling fans, built-in robes and premium carpet offering a cosy feel underfoot, with the master enjoying direct access to its own balcony. Servicing these rooms is the main bathroom which includes a handy corner bath/shower combination. The ground floor boasts a lovely light filled floor plan, with high ceilings, LED downlights and a spacious open plan living, dining and kitchen area that features a striking pitched ceiling in the living room, adding an extra sense of space and style. Generous in size, the open plan design provides plenty of space for your living and dining zones and also features a ceiling fan and split system air conditioning, ensuring you'll relax in comfort during all seasons. The sunlit kitchen offers plenty of storage in the surrounding cabinetry, 40mm laminate benchtops, and quality appliances including a freestanding Chef oven with a 4 burner gas cooktop, a Tuscany range hood, plus a Dishlex dishwasher, set to make cleaning up a breeze. Also located on this floor is a dedicated laundry room, with an additional bathroom for extra convenience. A glass sliding door opens out to the yard where you will find an Ekodeck and a garden shed for extra storage. The low maintenance yard is currently graveled, however, could be converted into a grassed yard should you choose. Offering low maintenance living without having to compromise on space, all set within such a convenient location, this home is certain to draw a large volume of interest. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay.

Why you'll love where you live:- 4 minute drive or walking distance to the University of Newcastle.- Minutes by car to the Mater Hospital.- 5 minutes to the Waratah shopping complex, offering all your everyday needs within easy reach.- 5 minutes by car to Waratah train station.- 15 minute drive to the city lights and beaches of Newcastle CBD.

\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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