

**2/22A Ada Street, Waratah, NSW 2298**



**Sold House**

Wednesday, 11 October 2023

2/22A Ada Street, Waratah, NSW 2298

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Contact agent

Peacefully nestled away from the street, this modern dual-level townhouse, just under a year old, is a quiet and contemporary retreat with minimal upkeep. Embracing a touch of Hamptons style, from the charming façade to the shaker-style island kitchen and plantations shutters, this cleverly designed abode places the main bedroom and ensuite on the ground floor for convenience. The seamless open plan layout effortlessly extends to a low-maintenance courtyard, perfect for relaxed outdoor gatherings. Upstairs reveals two additional bedrooms, a spacious main bathroom, and a cosy sitting room on the landing. Adding to the appeal is the incredibly central location, a mere 15-minute car ride to Newcastle's vibrant CBD and pristine beaches. Enjoy the everyday convenience of Waratah Shopping Village nearby, and a stress-free stroll to Waratah train station for a breezy daily commute. The Mater Hospital is also in walking distance while St. Philip's Christian College is at the end of the street, and the University of Newcastle sits a mere 3km away.- One of a pair of townhouses built by Freedom Homes in 2022- Keyless entry, single auto garage with internal access into home- Master bedroom on ground floor with built-in robe, fully tiled ensuite- Open plan living with hybrid floors, and air-conditioning- Caesarstone island kitchen with electric hob and oven, integrated dishwasher, plumbing for fridge, Euro laundry- Private Astro-turfed courtyard garden for alfresco enjoyment- Landing sitting area and two robed bedrooms upstairs, served by full size bathroom with freestanding bath, walk-in shower and full height tiling- Stroll to Waratah Public School, Corpus Christi Primary, St Philip's Christian School, Callaghan College, Tilly's Childcare- Strata levies are approximately \$822.58 per year- Council rates are approximately \$1,814 per yearDisclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.