

2/28 Queen Street, Waratah West, NSW 2298

LANE CAMPOS

Sold Villa

Wednesday, 15 November 2023

2/28 Queen Street, Waratah West, NSW 2298

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Dave Lane
0249676770



Toby Wilson
0249676770

\$562,500

Offering unbeatable convenience, while maintaining a quiet atmosphere, this property is a fantastic place to call home, but could also be a promising investment opportunity. Boasting a well-planned layout, including a relaxing courtyard and alfresco space, this one ticks plenty of boxes for a first homeowner, downsizer or a set and forget investment. Presenting private and contemporary style, this abode covers easy living appeal and is positioned within walking distance to the Uni and Mater Hospital. Highlights: --? Generous sized covered alfresco--? Easy care backyard with side access and garden shed--? Two bedrooms - both include built in wardrobes --? Ceiling fans in bedrooms, living and dining spaces--? Kitchen adjoining the dining space--? Living room includes reverse cycle air conditioning--? Family sized bathroom with bathtub --? Separate laundry with second W.C--? Single garage with remote access Here and there:--? School catchment - Waratah West Public School - 10min walk (750m)--? University of Newcastle - 16min walk (1.1km)--? Calvary Mater Hospital - 12min walk (800m)--? Braye Park - 19min walk (1.2km)--? Waratah Village - 5min drive (2.2km)--? Newcastle beaches - 16min drive (8.9km)--? Approx. weekly rental return - in the vicinity of \$480--? Approx. strata rates per quarter - \$1,118--? Approx. council rates per quarter - \$428--? Approx. water rates per third - \$250 (not incl. usage) For more information, please contact Dave or Toby on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.