

**2/5 Ada Street, Waratah, NSW 2298**

**SIMON WALL**  
PROPERTY

**Villa For Sale**

Thursday, 30 May 2024

2/5 Ada Street, Waratah, NSW 2298

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Simon Wall  
0413424062



Amber Tanks  
0412064792

## Auction

Excellent value add opportunities like this at entry level prices do not come onto the market for sale very often, however when they do you need to act! This unique opportunity is conveniently located within a quiet street where you can walk to everything you need. Immediately upon entering this home you will be drawn to the 10foot high ceilings, picture rails and timber fret work that typifies the craftsmen ship and quality of homes built in this era. The two bedrooms resting at the front of the home are generous in size, both contain ceiling fans, whilst the master boasts a floor to ceiling built in wardrobe. Extending further down the hallway you will be greeted by the spacious loungeroom and ornate fireplace to enjoy and appreciate during those cooler months. Resting in the heart of the home is the bathroom with combined shower and bath which sits adjacently to the kitchen with gas top cooking and modern, timber benchtops. Deceptive in size at the rear of the home you will enjoy a separate dining area where your family can come together at the beginning and end of the day. There is also a sunroom which extends effortlessly into the large, private backyard where your kids or pets can happily play. The large yard and drive-through car access is a standout feature, providing ample space for outdoor activities, gardening, space for pets or even future extensions. Additionally, the property includes secure access to the backyard and a dedicated off street parking space for at least one car, ensuring convenience and peace of mind. Unleash your creativity and transform this charming villa into your own special place. Nestled in a prime location, close to schools, shops, transport, and Waratah Shopping Village this property is just a stone's throw away from local shops, schools, and amenities, making it perfect for first-time homeowners and savvy investors alike. The opportunity to add significant value is evident, whether you're looking to renovate and reside or renovate and rent out. The proximity to essential services and the vibrant Waratah community enhances the appeal of this renovator's delight. - 500m to highly regarded St Phillips School - 750m to Waratah shops - 750m to Waratah train station - 900m to Calvary Mater Hospital - 1.8km to Newcastle Uni- 2.2km to McDonald Jones Stadium- 4.9kms To John Hunter Hospital - 9.7kms to Newcastle City or a variety of beaches - Council Rates \$1,993 pa, Water Rates \$959.51 pa Disclaimer: All information contained herein is collected from property owners or third-party sources which we believe are reliable, however we cannot guarantee its accuracy. All interested person/s should rely on their own enquiries.