

**21 Bernice Crescent, Waratah West, NSW 2298**



**House For Sale**

Thursday, 30 May 2024

21 Bernice Crescent, Waratah West, NSW 2298

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Trudy Zeug  
0249557511

**\$695,000-\$750,000**

Welcome into the enchanting allure of this captivating three-bedroom retreat. Nestled behind a charming front veranda, this home presents picturesque elevated views that will captivate and inspire. Inside you'll find a warm and inviting ambiance in the light-filled living room, which seamlessly connects to the dining area and kitchen-an ideal setting for gatherings and cozy family nights. Relax in the well-appointed bedrooms, each designed for comfort, featuring ceiling fan/lights and built-in robes. The central bathroom and laundry with external access enhance the homes functionality. Step into the ultimate indoor-outdoor living experience, as the dining area seamlessly extends to a sprawling covered entertainment space. Picture yourself relaxing with a good book, hosting unforgettable al fresco dinners or enjoying BBQ with friends and family-all within your secure rear yard, perfect for endless family fun. Complete with garage for extra storage and convenience, this move-in ready gem with freshly painted interiors and new window furnishings represents exceptional value. Its prime circuit location offers a perfect blend of tranquility and accessibility, with Newcastle University and essential services just moments away. Here, you can enjoy the peace of a serene neighbourhood while being close to everything you need. Whether you're a first-time buyer or seeking a wise investment this appealing property offers an unparalleled opportunity. Don't let this fantastic chance pass you by. Schedule your viewing today and step into a lifestyle of comfort and enjoyment.

- Value Packed, Move-in ready!
- Exceptional 3 bedroom home set on elevated 594.4m<sup>2</sup> block
- Enjoy glorious sweeping views, modern comfort & accessibility.
- Light-filled air conditioned lounge room, dining area and kitchen.
- Comfortable bedrooms; all offer ceiling fan/light and built-in robes.
- Pleasant central bathroom, laundry offers storage & external access.
- Modern, freshly painted interiors & new window furnishings.
- Indoor-outdoor flow to vast covered alfresco dining/entertaining zone.
- Large front yard and secure rear retained grounds for family enjoyment.
- Ample off street parking with a rear garage for your convenience.
- Exceptional opportunity for first-time buyers and savvy investors.

The University Callaghan Campus - 17min walk (1.2km). Thomas Percy Playground - 9min walk (650m). North Lambton dog off-leash Park - 7min walk (400m). Waratah West Public School - 1km. Callaghan College Waratah Campus (7-10) - 3.5km. Callaghan College Jesmond Senior Campus (11-12) - 2.8km (6 min drive). The Calvary Mater Hospital - 2.3km. The John Hunter Hospital - 5.4km. Waratah Shopping Village - 3.2km. Nearest train station (Waratah) - 3.3km. Newcastle Foreshore and CBD - 20min drive (8.6km).