

**221 Park Avenue, Kotara, NSW 2289**

**SIMON WALL**  
PROPERTY

**House For Sale**

Friday, 10 November 2023

221 Park Avenue, Kotara, NSW 2289

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 747 m2**

**Type: House**



Simon Wall  
0413424062



Amber Tanks  
0412064792

**\$795,000 - \$860,000**

Built to last, this quality home is being offered for sale for the first time since it was built in 1954! This property has been well maintained, never rented, and comes with endless potential. Proudly placed on a prime, 747m<sup>2</sup> parcel of land and set back from the street with no neighbours at the front or rear, this property could become your tranquil mecca, adjacent to ideal conveniences. From the moment you step inside, you know you are walking into a quality home, built with Australian hardwood, just waiting to be uncovered! The floorplan is well-balanced with plenty of flexible living configurations. There's endless scope for those wanting to renovate and personalise to suit their tastes. All bedrooms are generous in size, with ceiling fans and two with built-in robes. The front bedrooms bathe in natural sunlight thanks to the oversized windows which invite inside the leafy surrounds. The tiled bathroom hosts a separate bath, shower, and vanity while two toilets are located towards the back of the home. Cook up a storm in the renovated kitchen with gas stove and oven. Past the kitchen is another living area with back yard access, showcasing the flexible floor plan. Large, light filled, with adjoining bathroom and storage area, this space can also be utilised as a home office, rumpus room, hobby space, or another bedroom. Step outside and you could be forgiven for thinking you were not ideally located 5 minutes from everything. The private and leafy surrounds are certainly a welcomed feature with direct access to the reserve that runs right across the rear of the property; a great source of fun and exploration for the kids over the years. The oversized, single lock-up garage comfortably fits a car with room left for a workbench & hobbies. Elevated on bearers and joists the home has easy access all the way through and offers plenty of under-house storage space. Located diagonally across the road is the large, recently upgraded Kotara Park with playground and picnic area. Stay active with sporting facilities 500 meters down the road, or, behind the property, stroll through the reserve to enjoy great coffee and gourmet treats in Joslin St. You'll be mere minutes from Westfield Kotara, the homemaker's centre, a variety of local schools & The John Hunter Hospital. Enjoy the beaches on weekends, an easy 10-15 minute drive away. - Reverse cycle air conditioning in the lounge room and gas fireplace. - Council rates \$2,200pa & Water \$915.73pa