

225 Park Avenue, Kotara, NSW 2289



Sold House

Tuesday, 14 May 2024

225 Park Avenue, Kotara, NSW 2289

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 743 m2

Type: House



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\$1,003,000

Elegant in its charm, this gorgeous family home reveals an abundance of living space spanning two incredibly versatile levels, complemented beautiful alfresco spaces and a highly desirable location. Flooded with natural light, the home reveals an impressively spacious layout, where an inviting sense of space goes hand in hand with thoughtful design. Absolutely perfect for the modern family, there are three separate living areas on the main level, with two more flexi areas downstairs. These could be used as further sleep space, in addition to the three lovely bedrooms upstairs, or perhaps as a rumpus, teenagers' retreat or home office. At the heart of the home, the kitchen is all set to delight keen cooks, while those who love to entertain are sure to be charmed by the pretty alfresco and BBQ space. Feeling wonderfully private, the tiered large backyard shows off verdant bushland views, alongside a sparkling pool and poolside cabana. Enviably positioned moments from Kotara's major shopping hub, the home also puts essentials such as schools, services and transport within easy reach. Great for those who live for the great outdoors, it's just a stone's throw from beaches, Glenrock, Blackbutt and the Fernleigh Track. As for that commute, it takes only 15 minutes to drive to Newcastle's CBD. - Beautifully presented family home set on generous parcel in sought-after setting - Superb versatility through spacious floorplan, spanning two well-planned levels - Upper level enhanced by Spotted Gum timber floors, elegant neutrals and cornicing details - Lovely living room, dining room and sunroom on upper level, centred by charming kitchen feat. gas stovetop, modern appliances, and stone and butchersblock counters - Three robed bedrooms feature on main level, serviced by smart main bathroom and second full bathroom adjoining laundry - Central spiral staircase leads to lower level, where two large rooms create further flexibility - Tandem garage with workshop, storage and great mudroom also feature on lower level - Ducted AC keeps things cool and comfortable year-round - Sunroom opens out on two sides to picturesque alfresco space, leading to large, tiered backyard with inground pool and cabana - Walk to playground, parklands and Kotara Station - Moments from Westfield Kotara and Kotara Homemaker Centre, and 15 minutes to Newcastle CBD (7km) Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.