

24 Kahibah Road, Waratah, NSW 2298

Sold House

Wednesday, 3 January 2024

24 Kahibah Road, Waratah, NSW 2298

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 461 m²

Type: House



Mat Harris

0249260600



Russell Dawson

0249260600

Contact agent

Original wooden floors, French doors opening to the back garden, picture rails and ornate ceilings are some of the heritage features of this classic Waratah cottage. A modern kitchen and bathroom have updated the home, but there is potential for a further cosmetic update, or possibly a bigger renovation and extension to take advantage of the large level block and the central location to create a fabulous family home. This home possesses three bedrooms, a separate dining and living room and a modern kitchen which looks across the large yard where there is plenty of room for the pets to run and for the kids to play! Be sure to ask Santa for a trampoline or swing set for Christmas! Alternatively, this home would be a solid investment property with its great size and position. There is ample off and on-street parking and side access for vehicles to the backyard but you will be tempted to leave the car at home as it is an easy stroll to respected schools, Waratah Village and to public transport. Wander down for a coffee or breakfast at one of the fabulous cafes in Lambton village or and give the fur babies a run at Lambton Park after work. Catch a show at the iconic Lizotte's – and walk home after a couple of glasses of wine. On the weekend you are just 15 mins drive from the heart of our bustling city and from Newy's beautiful beaches. - 3 bedroom cottage with large, level yard- Modern main bathroom with floor-to-ceiling tiles, bathtub, rain shower, toilet and large vanity and additional separate toilet- Statement light fixtures and a huge mirror in the dining add a funky design element- Quiet, leafy street but oh-so-handly to local shops, major retail centres, the city and the beach- Great first home – ready for a reno - or potential knock down rebuild in booming Waratah- Split system air conditioner and security screens- 4 mins to McDonald Jones Stadium and Calvary Mater Hospital, 10 mins to Kotara Westfield- 900m to Waratah Village, 1.5km to Waratah Train Station, 1.3km to Lambton Park and village- 1 km to Waratah Public School, 1.4km to St Phillips Christian College, 1km to Callaghan College- 7 mins to Beaumont Street, 12 mins to the CBD and Honeysuckle, 13 mins to Bar Beach

Outgoings: Council Rate: \$2,356 approx per annum
Water Rate: \$923.25 approx per annum

Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.