

# 24 Kirkdale Drive, Kotara South, NSW 2289

## Sold House

Thursday, 16 November 2023

24 Kirkdale Drive, Kotara South, NSW 2289

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 543 m2

Type: House



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**\$860,000**

Step right into a home that oozes freshness with every stride. This charming three-bedroom abode boasts brand-new, sleek engineered oak floors that effortlessly blend with the warm and welcoming decor, creating a vibrant and fabulous atmosphere. Thanks to a skylight, natural light streams into the kitchen/dining area, making it the heart of the home. You'll find comfort and convenience are a priority here, with a spacious lounge room, in floor-ducted a/c, built-in robes in all bedrooms, and a spa bath for a relaxing soak with a glass of red wine and a good book. Venture outside to find a backyard that exudes tranquillity and seclusion, enveloped by lush, well-established greenery that not only imparts a sense of calm but also attracts a delightful variety of birds. The outdoor experience is enhanced with a screened and covered entertainment area, perfect for hosting get-togethers or simply relaxing in the beauty of the surroundings. Across the road, you'll find natural bushland, and there are several parks and an oval within walking distance. Additionally, a convenient strip of shops at Joslin Street is nearby. You'll love settling into this friendly neighbourhood, and with both major shopping malls less than 5 minutes away and the lake or beach just 8 minutes away, you'll have everything you need close by in this fantastic central location.

- Freshly presented single level home on 543.8sqm block opposite bush reserve
- Inviting lounge room, separate dining/kitchen illuminated by skylight
- Spacious kitchen with breakfast bar, electric hob, wall oven, double dish drawer
- All three bedrooms are fitted with built-in robes, one opens to entertaining area
- Fully tiled bathroom with frameless glass shower, spa bath, Caesarstone vanity
- Screened and covered entertaining area and private, established backyard
- Keep comfortable year round with in-floor ducted a/c

1300m to Kotara South Public School & St James Primary, 2.2km to Kotara High

- Less than 10 minute drive to John Hunter Hospital via the nearby city bypass
- 15 minute drive into Newcastle city centre, 10 minutes to Warners Bay lake foreshore

Outgoings: Council Rates: \$2,164 approx. per annum Water Rates: \$923.25 approx. per annum Estimated Rental Return: \$680 - \$720 Per Week

This property is being sold under the Online Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.

\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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