

**25 Catherine Street, Waratah West, NSW 2298**



**Sold House**

Tuesday, 17 October 2023

25 Catherine Street, Waratah West, NSW 2298

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 449 m2**

**Type: House**



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**\$750,000**

In a quiet and convenient location, with creative precincts close by, this cool city fringe position boasts comfortable living in this transformed, classic home. With newly renovated interiors designed for entertaining, the living and large rear kitchen flow seamlessly to a generous covered deck overlooking the peaceful low maintenance garden. This residence overdelivers with its flexible layout and separate spaces. Radiating an ambiance of warmth, classic period details merge with the stylish updates. Perfectly placed behind the quintessential picket fence, this a standout choice for owner-occupiers or investors alike. Highlights:--☑️Three bedrooms - two with built-in robes--☑️Warm timber floorboards throughout--☑️Split system air conditioning and plantation shutters--☑️Large, renovated kitchen with gas cooking and breakfast bench--☑️Two bathrooms--☑️Euro laundry--☑️Study nook/dining space with stacker doors opening to the outdoors--☑️Generous, covered deck overlooking the private garden--☑️Garage/home office - with air conditioning--☑️Fully fenced approx. 448.9m<sup>2</sup> block - nice and secure, perfect for children and pets--☑️Electric driveway gate with parking for multiple vehicles, trailers etc Here and there:--☑️School catchment - Waratah West Public School - 10min walk (700m), Callaghan College Waratah Campus - 4min drive (2.1km), Callaghan College Jesmond Senior Campus - 5min drive (2.9km)--☑️University of Newcastle - 17min walk (1.2km)--☑️Calvary Mater Hospital - 11min walk (750m)--☑️Braye Park - 18min walk (1.2km)--☑️Waratah Village - 5min drive (2.3km)--☑️Newcastle beaches - 16min drive (9km)--☑️Approx. weekly rental return - in the vicinity of \$630--☑️Approx. council rates per quarter - \$515--☑️Approx. water rates per third - \$300 (not incl. usage) For more information, please contact Dave or Toby on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.