

# 278 Park Avenue, Kotara, NSW 2289

## House For Sale

Friday, 3 May 2024

278 Park Avenue, Kotara, NSW 2289

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 393 m2

Type: House



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## Guide \$590,000 - \$649,000 Friendly Auction

Auction Location: Novotel Newcastle Beach | 5 King Street, Newcastle NSW 2300 Ideally situated in an iconic locale, this charming residence provides comfort and convenience. Upon entry, a welcoming foyer guides you into the light and bright living areas, comprising a spacious lounge and dining zone adorned with an original fireplace. Continuing through to the expansive functional kitchen, the home features a separate study with WC and a generously sized laundry at the rear, with the study easily converted into a third bedroom. Two generously sized bedrooms feature new plush carpets and mirrored built-in robes, accompanied by a modernised, pristine bathroom. The interior showcases a practical yet inviting layout, emphasizing low-maintenance living and comfort with new vinyl flooring, fresh paint inside & out, new blinds and rewired lighting. Outside, a covered alfresco area extends the entertainment space, overlooking the backyard ideal for entertaining family and friends. Off-street parking is also available in the driveway for added convenience. The central location provides convenient access to parks, Westfield Kotara, Blackbutt Nature Reserve and Kotara Train Station. You will also be within close proximity to quality schools including Kotara South Public School and Kotara High School - adding further appeal to the home.

- New Paint inside & out, Vinyl Flooring and Blinds- Two bedrooms with mirrored built-in robes and plush carpets- Immaculate, modernised bathroom with shower over the bathtub- Separate study and additional WC- Light and inviting living areas including lounge, dining and separate sunroom- Large kitchen with electric cooktop, stainless steel dishwasher and plenty of cupboard storage- Ducted air-conditioning- Large laundry and linen cupboard- Immaculate, low maintenance front gardens and pathways- Fantastic location for young families or professionals close to schools, parks and Westfield Kotara

Outgoings: Council rates - \$965 p.a. approx.\* Water rates - \$884 p.a. approx.\* This property is being sold under the 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. 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.

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