

28 Acacia Avenue, Waratah West, NSW 2298

LANE CAMPOS

Sold House

Friday, 8 March 2024

28 Acacia Avenue, Waratah West, NSW 2298

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 550 m2

Type: House



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\$780,000

Resourceful, solid, friendly and accommodating, this practical home features an open and easy-flowing floor plan. With versatile entertaining advantages, provided by the generous rear deck, this outstanding property offers the family or investor plenty, now and for the future. The visionary new owner will immediately see the possibilities a large block and varied internal spaces can offer. The icing on this cake is the garage or studio space. Recently used as a hair salon business, it can easily be transformed back to a garage, or make some simple changes to create the perfect teenage retreat, home office or additional relaxed living space. Handy to public transport, The University and The Mater Hospital, this location is convenient to lots. Highlights:--?Three bedrooms - two with robes--?Airy open plan living --?Modern kitchen --?Updated bathroom with separate bath and large shower--?Air conditioning and ceiling fans--?Covered deck overlooking the easy care, fully fenced garden--?Separate laundry room--?Extended deck with built-in spa--?Garage - currently a rumpus room, but could easily be converted back to a garage Here and there:--?School catchment - Waratah West Public School - 4min walk (350m), Callaghan College Waratah Campus - 7min drive (3.4km), Callaghan College Jesmond Senior Campus - 12min drive (6.3km)--?North Lambton dog off-leash park - 6min walk (350m)--?Thomas Percy Playground - 1min walk (40m)--?The University Callaghan Campus - 15min walk (1.1km)--?The Calvary Mater Hospital - 14min walk (1km)--?Waratah Shopping Village - 25min walk (1.7km)--?Newcastle Foreshore and CBD - 16min drive (7km)--?Approx. weekly rental return - in the vicinity of \$520 - \$550--?Approx. council rates per quarter - \$530--?Approx. water rates per third - \$280 (not incl. usage) For more information, please contact Dave or Damian 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.