

**28 Angus Avenue, Waratah West, NSW 2298**



**Sold House**

Thursday, 22 February 2024

28 Angus Avenue, Waratah West, NSW 2298

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 506 m2**

**Type: House**



Allen Reece  
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**\$727,500**

Solid weatherboard and tile two bedroom cottage set forward on 506m<sup>2</sup> block with easily arranged rear access for possible flat (STNCC approval). Neatly gravelled underneath and elevated on piers, there is convenient access for services. Side drive to lock up garage at the rear of the house offers many options for future backyard vehicle access and the back fence abuts Primary School open space. Entry is from the covered front porch into a wide hall presenting doors on the right to two queen size bedrooms positioned either side of the neat bathroom with large bath, separate shower and pedestal basin. The main bedroom includes a 2.8m built-in wardrobe with further storage in a linen cupboard outside the bathroom. To the left of the hall is the spacious lounge with reverse cycle air conditioning and lovely art deco mantle from the original fireplace. Walk through to the combined kitchen/dining with gas cooktop, benchtop oven and window facing the sunroom that overlooks the lawn at the rear. An internal laundry and WC are located off the sunroom as is the back door with stairs down to the back yard & garage. Colorbond roofing and gutters on the single garage present as new, along with house guttering. Large windows allow much light and the lovingly maintained original interior is comfortable now yet leaves much scope for future personalization of the space. The dwelling's position on the block allows easy access and area for possible flat (STNCC approval). For further details contact Allen Reece on 0409 814 400 or email [sales@reecerealty.com.au](mailto:sales@reecerealty.com.au).