

**3/4 Cassine Boulevard, Waratah West, NSW 2298**



**Townhouse For Sale**

Wednesday, 12 June 2024

3/4 Cassine Boulevard, Waratah West, NSW 2298

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Daniel Heath  
0413356603

**\$550,000 - \$600,000**

A fantastic first home or investment beckons in this immaculately presented townhouse, where a quiet no-through road and super-quick access to the university define its instant appeal. Showcasing an inviting in/outdoor layout, the property is designed for effortless modern function and welcomes an abundance of natural light. Alfresco areas on each level combine with two top-floor bedrooms, a modern kitchen and inviting open plan living space to deliver a perfect floorplan for young buyers. Well positioned within a quality complex, this high-growth location not only has the university on its doorstep, but also link roads offering lightning-fast access to several major shopping precincts. - Whole ground floor dedicated to open plan living, including a modern kitchen - Easy flow from the living area out to a tiled and covered entertaining area - Two upper-level bedrooms both double-sized and featuring a built-in robe - Bedroom two boasts direct access to an elevated alfresco setting - Contemporary main bathroom and master ensuite, laundry downstairs - Single carport with a useful storage cage to keep bikes and tools - Close to a city-bound bus service with the journey taking about 20 mins - Lambton, New Lambton, Waratah and Jesmond are all local suburbs - Five minutes from the Mater Hospital - ideal for hospital staff or students