

# 3/44 Kitchener Parade, The Hill, NSW 2300



## Sold Townhouse

Monday, 14 August 2023

3/44 Kitchener Parade, The Hill, NSW 2300

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 189 m<sup>2</sup>

Type: Townhouse

**\$1,250,000**

Step into a serene garden sanctuary, where a lush oasis surrounds this enchanting dual level townhouse. Indulge in the luxury of an outdoor bathtub and shower, offering an utterly relaxing alfresco bathing experience in complete privacy. Nestled just 500m away from Darby Street, this inner-city retreat promises a one-of-a-kind living experience. Embracing the concept of privacy, the townhouse is cleverly set back from the street. Inside, the ground floor's open plan living area welcomes nature with its expansive windows and elegant French doors, inviting the verdant greenery inside. The modern kitchen, complete with a gas cooktop, surprises with its ingenious laundry transformation into a spacious walk-in pantry, providing ample storage. Ascending to the upper level, you'll discover the main bathroom and three generously sized bedrooms, with the master boasting an ensuite and a private balcony. Enjoy the tranquillity of this level, kept comfortable throughout the seasons with ducted air conditioning. A delightful bonus awaits with a double garage, a rare find in this neighbourhood, while the recently added solar electricity panels ensure your bills stay low. Benefit from the convenience of residing next to Newcastle East Public School, while Newcastle Grammar and the university city campus are within easy reach. Venture out to Darby Street, offering an array of cool cafes, boutique shops, and vibrant bars, or opt for a change of pace with nearby parks and beaches to explore. - End of row townhouse in tightly held complex of just six homes- Whole complex recently painted externally, and new garage doors fitted- Wrap-around deck for alfresco entertaining in lush private garden with outdoor bath and shower- Bright open plan living with black stained timber floors and crisp décor- Modern kitchen with gas cooktop, dishwasher and huge walk-in pantry- Three bedrooms two with walk-in robes, one with a built-in, main with ensuite, and balcony with new balustrading- Double garage with internal access- Ducted a/c and solar electricity panels Outgoings: Council: \*\$1,882pa Water: \*\$759pa + usage Strata: \*\$3,200pa\* approximates only (We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely their own enquiries and investigations in relation to the information in this document and the property it concerns.