

3/81 Grayson Avenue, Kotara, NSW 2289

Sold Townhouse

Friday, 22 September 2023

3/81 Grayson Avenue, Kotara, NSW 2289

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 178 m2

Type: Townhouse



Ryan Houston
0249260600



Lucas Rankin
0249260600

\$838,500

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com Contemporary style, plenty of room and an outstanding location close to the action but also backing onto quiet reserve, will make this three bedroom townhouse hot property! Perfect for a family, downsizers, investors or perhaps even those looking to throw in with some friends and get into a thriving market, this two-storey, three-bedroom townhouse in a boutique complex, is quite simply a brilliant buy. This property has a clever delineation of living and sleeping spaces, with an open plan kitchen/dining/living room flowing across the whole downstairs level and opening through sliding doors to the elevated alfresco deck, complete with trellis roof and backyard with plenty of room for the fur babies. Three robed bedrooms are situated on the first level with access to the sleek main bathroom and ensuite off the master. A modern grey and white palette extends throughout the home and it has been completed with high-end finishes. From this quiet location you can wander to Kotara for Greek food, Korean BBQ or beers and amazing pub food at the Beerhaus. Catch a movie or just browse the department stores, specialty shops and grab the groceries! It is also just 6 minutes if you want to head to Charlestown for a different shopping and dining experience! It will take the teens 7 minutes on the bike to get to Kotara High and Kotara South Public School is just a 750 metres away. And come the weekend it is just 10 minutes to stunning Merewether Beach! - Modern, monochromatic eat-in kitchen with stylish black tiles and stainless steel appliances- Kitchen opens onto open-plan living and dining space- Landscaped backyard with elevated timber alfresco with trellis roof - perfect for a trailing bougainvillea - and the perfect spot for a wine as the sun sets- Three generous bedrooms upstairs with mirrored wardrobes, soft carpets and ceiling fans- Full bathroom and master ensuite with floating vanities, sleek tiles and soak in tub- Additional WC downstairs and full laundry- Ducted air conditioning, single car garage with automatic entry- 2 mins to Westfield Kotara, 6 mins to Charlestown Square- 10 mins to Merewether Beach, 6 mins to Glenrock Mountain Bike Trails, 8 mins on the bike to the Fernleigh Track - 11 mins to The Junction, 12 mins to Beaumont St, 13 mins to Darby St, 16 mins to the CBD

Outgoings: Council rates - \$1,532 per annum approx.* Water rates - \$727 per annum approx.* Strata rates - \$2,650 per annum approx.* This property is being sold under the Online Friendly Auction System. An independent strata 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. Live streaming auction. 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. To find out more about this property contact Ryan Houston and Lucas Rankin on 02 4926 0600*** Health & Safety Measures are in Place for Open Homes & All Private Inspections

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