

**3 Vera Street, Waratah West, NSW 2298**

daltonpartners

**Sold House**

Thursday, 14 September 2023

3 Vera Street, Waratah West, NSW 2298

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 441 m2**

**Type: House**



John Kerr  
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**\$745,000**

Essentially a 4-bedroom/2-bathroom home, this flexible offering has the opportunity to divide itself into 2 self-contained dwellings with a bedroom, living room, bathroom and kitchenette located at the rear of the home. Well-presented throughout with renovated bathrooms and a neutral colour scheme, it is move-in ready while holding exceptional scope to further modernise and perhaps return it to a spacious family home, or keep the internal flat for multi-generational living. On an easily maintained block and boasting a classic Californian bungalow façade, it is ideal for everyone from families through to investors, and with the Mater Hospital a short walk away, it makes a great base for hospital staff and the university only a short distance away.\* Well-located home with broad buyer appeal in a central residential pocket \* Two separate living areas, two renovated bathrooms, split-system AC's \* Neat main kitchen with breakfast bar plus a kitchenette, both gas-appointed \* Four bedrooms, all fitted with a built-in wardrobe, two are double-sized \* A spacious internal laundry and deck separate to the main home and the flat \* Lock-up single garage and a sunny north-to-rear aspect \* Central to Mayfield, Waratah, and Warabrook shopping precincts\* 15 minutes into the CBD for nightlife, dining, beaches and galleries \* Great investment opportunity with the hospital and university nearby Council Rates: \$1,721 PA approx Water Rates: \$950 + Usage PA approx Rental Potential: \$750 PW approx