

# 31 Christo Road, Georgetown, NSW 2298

## Sold House

Friday, 1 March 2024

31 Christo Road, Georgetown, NSW 2298

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 417 m2

Type: House



Simon Wall  
0413424062



Amber Tanks  
0412064792

**\$1,220,000**

Full of warmth and charm this elegant home embraces comfortable living while striking the perfect fusion of old-world charm with modern contemporary living. Dressed in fresh, neutral tones this classic residence is beaming with all the character and timeless appeal that only homes built within this period can provide. Once you step inside you will be drawn to the 10ft high ornate ceilings, classic picture rails, beautiful timber fretwork and mixed Australian Hardwood flooring. All three bedrooms are generous in size and showcase floor-to-ceiling built-in wardrobes, ceiling fans and ducted air conditioning. Illustrating the practical yet flexible layout is the fact that both bathrooms service the bedrooms at either end of the home making it ideal for growing families or guests. Tailored for easy living the well-appointed and spacious kitchen with quality appliances and plenty of storage is perfectly placed for families who love to entertain. Family and friends will enjoy the open plan layout that merges seamlessly with the outside entertaining alfresco area and picture-perfect, backyard framed by beautifully manicured gardens. Conveniently located only 1.3km from the Waratah Village shopping centre this fabulous opportunity is a short stroll from a variety of cafes, 350m from The George Espresso Bar and various eateries or only 1.2km to home of The Newcastle Knights at McDonald Jones Stadium. Opportunities like this are in high demand and we look forward to meeting the lucky new homeowners! - Garden shed in the backyard and also on the eastern boundary side - Natural gas line cooking in kitchen and gas bayonet in living room - ADSL Internet speed with 18.8Mps download speed and 4.46MPS upload - Ceiling fans in all bedrooms and living areas, Ducted Daikon air conditioning - Land Size 417 sqm, Council Rates \$2,400 pa, Water Rates \$915.70 pa Disclaimer: All information contained herein is collected from property owners or third-party sources which we believe are reliable, however we cannot guarantee its accuracy. All interested person/s should rely on their own enquiries.