

**31 Princeton Avenue, Adamstown Heights, NSW
2289**

daltonpartners

House For Sale

Thursday, 21 December 2023

31 Princeton Avenue, Adamstown Heights, NSW 2289

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 670 m2

Type: House



Andrew McGavin
0413209505

For Sale \$1,000,000 - \$1,100,000

Situated just 250m from Westfield Kotara, this lovingly maintained three-bedroom home offers fabulous potential to buyers looking to live in this highly sought-after location. Spanning two levels, the home is bright, spacious and entirely comfortable as is, revealing plentiful living space and generous bedrooms. Should you wish to carry out some cosmetic updates or a more extensive renovation, however, everything is in place to make this superb property shine. From the front balcony, a tranquil outlook offers leafy neighbourhood views set to impress. Out back, the expansive yard is ready and waiting for an entertaining deck or perhaps a pool (STCA). With its solid build, spacious layout and incredible potential, this is a property you simply cannot afford to miss.* Solid brick-and-tile home on landscaped 670sqm. parcel in highly desirable location* Excellently maintained interior ready to be brought up-to-date with updates or renovation* Great flexibility through three separate living areas, including casual and formal * Tidy kitchen features modern appliances, ample storage and meals area* Three generous robed bedrooms located close to bathroom with bath and shower* Large laundry with additional enclosed WC adjacent* Picturesque front balcony offers peaceful spot to relax with leafy neighbourhood outlook* Kitchen leads to enclosed rear verandah, overlooking fully fenced, grassy backyard* Fantastic potential to add value with updates through home and with additions (STCA)* Lower-level rumpus room or office plus storage and large double garage* Easy 250m walk to Westfield Kotara's extensive range of shops and Rooftop dining* Short walk to Kotara Homemaker Centre, Hudson Park and zoned Belair Public School* Three-minute drive to Kotara Station (1.5km) for direct train access to Newcastle and Sydney* Drive 15 minutes to Newcastle's restaurants, bars and beaches (6.4km)* A choice of three popular schools is within a 1.5 km radiusCouncil Rates: \$2,316 PA approxWater Rates: \$858 + Usage PA approxRental Potential: \$600 - \$650 PW approx