

31 Victoria Street, Adamstown, NSW 2289



Sold House

Wednesday, 4 October 2023

31 Victoria Street, Adamstown, NSW 2289

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 487 m2

Type: House



Kate Rundle

0249748900

Contact agent

Nestled discreetly behind a charming wrap-around bullnose verandah, this residence, crafted from Western Red Cedar, exudes an unparalleled charm. Inside, original hardwood floors, and doors and architraves artfully stripped back harmonise with exposed beams and trusses. Each glance reveals a tribute to timber's rustic allure, evoking the serene ambiance of a coastal retreat or a tranquil bush haven. The classic double fronted design reveals two spacious bedrooms and a modern bathroom separated by a central hallway. Beyond, the open plan living, dining, and kitchen area unfolds at the rear. The grandeur is amplified by a 5.7m cathedral ceiling, infusing the space with an air of uniqueness and dramatic flair. Clerestory windows and glass sliding doors conspire to usher in abundant natural light, forging an effortless connection to the deck and gardens-a truly secluded oasis. The soaring ceiling serves a dual purpose by ingeniously accommodating a third bedroom on the mezzanine level, providing an intimate sanctuary for repose and rejuvenation, all while maintaining a clear line of sight to the backyard. Nestled between Adamstown bowling club and Merewether golf club, just 400m to Brunner Road's shops and eateries, and a little further to St Columba's Primary school, everything you need to thrive is nearby. - Truly unique home on wonderfully private 487sqm north facing block- Two bedrooms on ground floor with French doors opening to verandah- Modern fully tiled bathroom with frameless glass shower- Caesarstone kitchen with Smeg gas cooktop, wall oven and Miele dishwasher- Huge open plan living area seamlessly connects to deck and gardens- Large laundry room with abundant storage and handy extra w/c- Zoned for Adamstown Public School and Kotara High, easy stroll to St Columba's Primary, and moments to St Pius X and Merewether High- 8-10 min drive to Newcastle Interchange, The Junction, Merewether Beach

Outgoings: Council: *\$2,650pa Water: *\$916pa + usage* 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.