

**32 Deborah Street, Kotara South, NSW 2289**

**LANE CAMPOS**

**House For Sale**

Tuesday, 2 April 2024

32 Deborah Street, Kotara South, NSW 2289

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 682 m2**

**Type: House**



Dave Lane  
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**\$835,000 - \$875,000**

Inside this classic and comfortable home there are impressive interiors that have been flawlessly transformed into a spacious and modern family retreat. Set within the impressive enclave of Kotara South, and with green vistas surrounding the property, this refreshed residence will impress those discerning buyers. With multiple entertaining and relaxing areas, and low maintenance outdoor spaces, look no further. Private, peaceful & secure, it enjoys a truly convenient location within close proximity to bus links, parks, good schools and local village shops attractions. Highlights:--Three bedrooms - all with built-in robes--Quality inclusions - polished floorboards, plantation shutters, air conditioning--Elevated views over the suburb --Open plan kitchen and dining - perfect for entertaining--Manicured garden with established trees--Euro laundry--Two separate living spaces--Family bathroom with bathtub--Second W.C--Garage with driveway parking for additional vehicles--Approx. 682.9m<sup>2</sup> blockHere and there:--School catchment - Kotara South Public School - 14min walk (950m), Kotara High school - 4min drive (2.5km)--Westfield Kotara - 5min drive (2.5km)--Joslin Street shops - 2min drive (1.2km)--Rasberry Gully walking track access - 15min walk (1.0km)--Nesbitt Park & Playground - 13min walk (800m)--Newcastle CBD and beaches - 17min drive (11.6km)--Approx. weekly rental return - in the vicinity of \$700--Approx. council rates per quarter - \$567--Approx. water rates per third - \$300 (not incl. usage)For more information, please contact Dave or Damian on 4967 6770.Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.