

# 33 Georgetown Road, Georgetown, NSW 2298

## House For Sale

Friday, 9 February 2024



33 Georgetown Road, Georgetown, NSW 2298

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 506 m2**

**Type: House**



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## Contact Agent

This character-filled weatherboard & brick beauty, believed to be one of the area's original residences, exudes character with its hardwood floors, sandstock brick interior walls, and American redwood architraves and skirting boards. But what truly sets this property apart is its stylish renovation, which breaks free from the ordinary. Step inside to find a cleverly extended layout that now boasts a sought-after second living space, perfect for family gatherings or quiet relaxation. Recent updates include a terrazzo tiled master ensuite and contemporary new family bathroom that impresses with its back-to-wall bathtub and spacious shower, while the new kitchen beckons with stone benches, a gas cooktop, and serene Oriental garden views. Bathed in natural light thanks to its prized north-facing aspect, this home invites you to step outside for alfresco entertaining. Beyond the french doors lies a private oasis, meticulously landscaped by a passionate gardener. This tranquil retreat is ideal for unwinding, hosting gatherings, or providing endless joy for kids and pets alike. But the surprises don't end there-explore further to discover a versatile studio complete with a renovated third bathroom. This flexible space is limited only by your imagination, whether it's a home office, kids' playroom, hobby haven, or private retreat for a young adult. Situated in the heart of Georgetown, this home is surrounded by convenience. Stroll to local shops and the bustling George café or venture a bit farther to explore the Waratah shopping village and nearby schools. Whether you're commuting to the city, hitting up Merewether Beach, or venturing further afield, it's a breeze with regular buses at the door, and Waratah Station just a hop, skip, and a jump away. - Brand new wood burning fire, split system a/c, ceiling fans to bedrooms- Three striking new bathrooms, kitchen and laundry- Moments to Waratah Village, a choice of schools, Waratah Station, Mater Hospital, University of Newcastle, 5km to Newcastle city centre, harbour, beaches

Outgoings: Council: \*\$2,368pa Water: \*\$876pa + 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 on their own enquiries and investigations in relation to the information in this document and the property it concerns.)