

# 337 Park Avenue, Kotara, NSW 2289

## House For Sale

Thursday, 4 April 2024

337 Park Avenue, Kotara, NSW 2289

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 756 m2**

**Type: House**



Luke Wilson  
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Blake Webster  
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## Open Home Cancelled

With a rear elevation that takes in a tranquil view of its deep and tree-lined landholding, this refreshed mid-century home has all the box-tickers to attract buyers upscaling from apartment living through to a young family or investor who can see the undeniable growth and positive return a property in this location promises. The interior is traditionally laid-out with three bedrooms, connected living and dining areas, and a rear sunroom framed by windows so you can soak up the view. The kitchen and bathroom are both spick-and-span, and a crisp colour scheme gives the home a light and bright energy while being grounded by warm timber floorboards. The backyard is deep and with a little planning provides an abundance of space for future projects, from simple veggie patches to a signature alfresco retreat, or leave its lawn and paved setting as is for instant enjoyment. Despite the backyard's feeling of seclusion, the home remains easily accessible to every essential. Within a 3km radius (or less) find Westfield Kotara, Charlestown Square, Kotara Station, Joslin Street shops, Kotara Homemakers Centre and excellent schools. - Classic single level home, sweet from the street, elevated at the rear - Impressive rooftop solar system helps negate your power bills - Freshly schemed throughout and filled with natural sunlight- Updated kitchen with s/s oven, dishwasher, gas hob, subway tiling - Three large bedrooms, two fitted with a built-in wardrobe - Perfectly presented bathroom with bath and separate shower - Long side driveway with OSP leads to a secure lock-up garage - 15 minutes into the centre of Newcastle and popular surf beaches \* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.