

# 33A Prince Street, Waratah, NSW 2298

LANE CAMPOS

## Sold House

Monday, 11 December 2023

33A Prince Street, Waratah, NSW 2298

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 385 m<sup>2</sup>

Type: House



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**\$820,000**

Set behind a picket fence, and with beautifully manicured gardens, this warm and inviting abode is the one to call 'home'. Showcasing a bright and soulful design featuring clean lines, sophisticated tones and quality finishes throughout, this is a stylish village residence. With a sense of privacy that's rare to find so close to the action, this impeccably appointed property offers luxury living at its best. This neighbourhood pocket is footsteps to retail and café hubs, making it the perfect blend of tranquillity and convenience. Highlights:-- Three bedrooms - two with built-in robes and ceiling fans in all-- Period details - high ceilings, lined timber walls with dado and picture rails, sash windows-- Large lounge room with air conditioning and luxe chandelier light fitting-- Separate sitting/dining room - French doors to the entertaining deck and garden-- Quality kitchen with gas cooking, ample storage, farmhouse sink and double drawer dishwasher-- Separate laundry adjacent to the kitchen-- Family bathroom with bathtub-- Covered entertaining deck overlooking the low maintenance, manicured garden-- Large garage with workshop space, carport, plus plenty of off street parking Here and there:-- School catchment - Waratah Public School - 12min walk (950m), Callaghan College Waratah Campus - 8min walk (650m), Callaghan College Jesmond Senior Campus - 6min drive (308km)-- Waratah Village - 14min walk (1.1km)-- Calvary Mater Hospital - 10min walk (750m)-- Waratah Park and Oval - 9min walk (750m)-- Waratah Train Station - 7min walk (600m)-- Newcastle beaches - 14min drive (7.4km) The numbers:-- Approx. weekly rental return - in the vicinity of \$620 - \$670-- Approx. council rates per quarter - \$539-- Approx. water rates per third - \$280 (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.