

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

**Street Property.**

**Sold House**

Thursday, 21 September 2023

35 Deborah Street, Kotara South, NSW 2289

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 739 m2**

**Type: House**



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**\$1,165,000**

This spacious five-bedroom residence boasts a roomy dual-level design that seamlessly blends indoor and outdoor living. Its smartly updated floorplan is a perfect match for families, offering multiple living areas and plenty of nooks for studying, socialising, and unwinding. Set against a backdrop of lush, leafy views, the backyard acts like a magnet for a diverse chorus of birds, from kookaburras and rosellas to cockatoos and lorikeets. Whether you're enjoying an alfresco meal or hosting a lively gathering on the expansive deck, complete with a built-in barbecue, let the enchanting serenade of nature serve as your harmonious soundtrack. And for those sun-soaked days, take a dip in the sparkling pool. Whether you're yearning for a private master suite with a spanking new ensuite and an expansive walk-through wardrobe, or you fancy the idea of setting up a dedicated zone for the young adults in your family or perhaps the in-laws, the lower level of this home will impress. There's also a living area and third toilet and shower down there plus a separate entrance offering potential to transform into a self-contained haven. Kotara South Public School and St James Primary are a casual stroll from your doorstep. If you're in need of that early morning coffee or a quick restocking of essentials, look no further than Joslin Street shops. And when it's time for some serious retail therapy or entertainment, both Westfield Kotara and Charlestown Square are just close by. Plus, you're only 9km from Newcastle CBD, stunning beaches, and the harbour.

Versatile dual level home on 739.8sqm north facing block- Spacious air-conditioned living/dining area with timber floors- Contemporary Caesarstone kitchen with gas cooktop, pyrolytic oven, dishwasher- Large, covered deck with built-in BBQ, leafy views, outlook over pool - Three bedrooms with built-in robes and ceiling fans, two with electric shutters- Sky-lit bathroom with shower over bathtub, separate w/c- Versatile lower level with separate entrance, brand new ensuite bathroom, living area and two bedrooms, plus laundry, third shower and toilet, internal access to garage- 12mins/8km to Merewether Beach, 16mins/10km to Newcastle Interchange

Potential Rental Return: \*\$900 - \$980 per week

Council Rates: \*\$2,341 pa

Water Rates: \*\$918 pa + usage

\*Approximates only

**DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.