

**38 Clarence Road, Waratah, NSW 2298**



**Sold House**

Friday, 11 August 2023

38 Clarence Road, Waratah, NSW 2298

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 769 m2**

**Type: House**



Shaun Elms

**\$950,000**

Welcome to this charming 3-bedroom family home nestled in the beautiful suburb of Waratah. As you step inside, you'll be greeted by a warm and inviting atmosphere. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a central hub for family activities and entertaining guests. The sunroom overlooking the backyard features large windows that allow an abundance of natural light to flood the space, creating a bright and airy ambiance. The modern kitchen is equipped with Miele appliances, ample storage space, and benchtop space, making it a joy to prepare meals and spend time with loved ones. Adjacent to the kitchen, the dining area provides plenty of room for family dinners and gatherings. The three bedrooms in this home are well-proportioned and offer comfortable retreats for family members. The bedrooms all feature plantation shutters, built-in robes. Moving downstairs is a great sized study, office or potential 4th bedroom, internal laundry with a second w/c. The garage includes a workshop area and excellent storage, with remote access. Stepping outside, you'll discover a spacious backyard where kids can play and adults can relax or entertain. The low-maintenance landscaping ensures you can spend more time enjoying the outdoors without the hassle of extensive upkeep. Located in a quiet street, a short walk to Braye Park, this home offers a peaceful residential setting while still providing easy access to a range of amenities. You'll find local schools, parks, and shops just a short distance away, ensuring convenience for the whole family. To arrange an inspection, feel free to contact Shaun Elms on 0425 285 979.