

# 4/92A Bridge Street, Waratah, NSW 2298

## Sold Townhouse

Monday, 14 August 2023

4/92A Bridge Street, Waratah, NSW 2298

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 221 m2

Type: Townhouse



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**\$820,000**

Tucked at the rear of a private, boutique complex is this gorgeous, modern townhouse. With 4 bedrooms and a contemporary, open-plan kitchen and living space - all spread across two luxurious storeys - this townhouse is both stylish and spacious. It's elegant aesthetic and flexible floorplan make it an ideal home for modern family living or an in-demand rental property. The designer kitchen is a standout feature of this near-new property with its gorgeous dove grey and blue hued soft-close, quality cabinetry, marble tiles and eat-in stone topped breakfast bar. The kitchen flows onto the relaxed living space where natural light streams through sleek windows and hybrid timber floorboards add more character and warmth. This space in turn opens onto both the private backyard - perfect for the fur babies - and the pretty front patio. Start your day with a coffee and catch the morning sun on the balcony off the master bedroom. The ensuite and main bathroom both exude understated style with high end tiles, floating stone topped vanities and a built-in tub to soak away the day. Positioned in a quiet enclave of burgeoning Waratah this property is close to excellent schools, shopping centres, plenty of fabulous cafes and is just a kilometre from the Waratah train station. Some of Newcastle's best dining precincts including Lambton and New Lambton villages, Beaumont Street, Hamilton and the bustling Islington, Carrington and Wickham are all an easy 5 to 10 minutes' drive and Newy's gorgeous beaches are just 15 mins away when it is time to hit the waves on the weekend!

- Large, modern, 2-storey townhome in boutique 5 property complex
- Upstairs boasts master bedroom suite with huge walk-through closet, ensuite and balcony and 2 additional robed bedrooms
- Ducted air conditioning upstairs and split system in living space downstairs
- Full laundry and additional powder room downstairs
- Carpets upstairs and beautiful hybrid timber floorboards throughout
- Front patio and private backyard with large rainwater tank for the garden
- Single lock-up garage with internal access and visitor parking throughout the complex
- Corpus Christi Catholic Primary 370m, Waratah West Public 700m, St Philip's Christian College 700m
- Calvary Mater Hospital 250m, Waratah Village 1.5 km, McDonald Jones Stadium 2.9km
- 13 mins to Honeysuckle dining precinct, the CBD and 15 mins to Newcastle's beautiful beaches
- 500m to the University and rail station
- 5% yield gross; 38k-42k per annum in potential rental income
- Property bonus: the property features 6 large solar panels which is resulting in an electricity bill of only circa \$100 per quarter!

Outgoings :Council rates - \$1,524 per annum approx.\*Water rates - \$727 per annum approx.\*Strata rates - \$2,464 per annum approx.\*\*\*\*Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.