

# 4 Springfield Avenue, Kotara, NSW 2289

wilton lemke stewart

## House For Sale

Friday, 14 June 2024

4 Springfield Avenue, Kotara, NSW 2289

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 493 m2**

**Type: House**



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## Guide \$820,000 to \$870,000

This charming three-bedroom brick and tile home, boasting two separate driveways and a sun-soaked north-facing backyard is waiting for you to add your personal style to it. Think of it as a blank canvas with solid bones – a little cosmetic TLC and some modern upgrades will easily transform it into a 21st century abode. Step inside to a spacious lounge room where you can open French doors at either end, letting you choose between relaxing on the front verandah or dining outdoors on the covered rear deck that overlooks the level backyard. Under the house, you'll discover a single garage, laundry, a second bathroom, and a massive workshop/storage area. Whether you're into DIY projects, need extra space for your hobbies, or just want some extra storage, this space has got you covered. The address is central to Kotara South Public School and St James Primary, and when the kids have been dropped off you can wander onto Joslin Street shopping precinct where you can choose to have your morning latte at Sherwood or The Letter Q. Within a 3km radius (or less) find Westfield Kotara, Charlestown Square, Kotara Station, Kotara Homemakers Centre and the city bypass. For the outdoorsy types, beaches, Glenrock, Blackbutt and the Fernleigh Track are all close by. As for that commute, it takes only 15 minutes to drive to Newcastle's CBD.- Brick and tile home on 493.2sqm block with level north facing backyard- Single garage under the home, second driveway leads to oversized secure carport- Air-conditioned lounge room opens to front verandah or covered rear deck- Modern, eat-in kitchen with electric cooktop and oven- Three bedrooms, one with built-in robe, served by shower bathroom- Laundry with second w/c under the home along with handy storage/workshop- 1300m – Kotara Sth Public School, 900m - St James Primary, 1500m Kotara High, 2km – St Pius X- Less than 7km to Merewether Beach and Newcastle InterchangeDisclaimer: All information provided by Wilton Lemke Stewart in the marketing of a property for sale or lease has been sourced from various third-party outlets that we deem reliable. Nonetheless, Wilton Lemke Stewart cannot ensure its absolute accuracy, and we bear no responsibility and disclaim all liability for any errors, omissions, inaccuracies, or misstatements in the information provided. Prospective buyers and tenants are encouraged to conduct their own due diligence and rely on their own investigations. All images, measurements, diagrams, renderings, and data are indicative and for illustrative purposes only, subject to potential changes.