

# 4 Whiteman Street, Waratah, NSW 2298

LANE CAMPOS

## House For Sale

Wednesday, 12 June 2024

4 Whiteman Street, Waratah, NSW 2298

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Dave Lane  
0249676770



Damian Rafty  
0249676770

**\$795,000 - \$870,000**

With the quietest of laneway settings, this comfortable home presents an impeccable fusion of modern aesthetics and effortless living. With an open-plan living and dining area, bathed in warm natural light, you're invited to explore the possibilities of relaxed entertaining. Step out into the low-maintenance alfresco and garden - the ideal scene for Summer dining or a cozy morning coffee. Nestled in the heart of vibrant Waratah, this home offers more than just a place to sleep; it offers a lifestyle. With the village hub, schools and parks just moments away, you'll relish the everyday conveniences and recreation options. Whether you're downsizing, starting out, a savvy investor or need space for the whole family, your search could end here!

**Highlights:**-- Approx. 291m<sup>2</sup> block-- Three bedrooms - all with built-in robes-- Main bedroom with ensuite-- Modern kitchen with gas cooking and quality appliances-- Split system air-conditioning -- Internal laundry with access to yard-- Alfresco with ceiling fan-- Garden shed for storage-- Secure garage with internal access-- Off street parking for 2 cars

**Here and there:**-- School catchment - Waratah Public School - 4min walk (350m), Callaghan College Waratah Campus - 6min walk (450m), Callaghan College Jesmond Senior Campus - 7min drive (3.7km)-- Calvary Mater Hospital - 12min walk (900m)-- Braye Park - 10min walk (850m)-- Waratah Village - 9min walk (600m)-- University of Newcastle - 30min walk (1.4km), 8min drive (3.9km)-- Newcastle CBD & beaches - 20min drive (8.4km)-- Approx. weekly rental return - in the vicinity of \$620-- Approx. council rates per quarter - \$563-- Approx. water rates per third - \$305 (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.