

**40 Angus Avenue, Waratah West, NSW 2298**

LANE CAMPOS

**Sold House**

Thursday, 17 August 2023

40 Angus Avenue, Waratah West, NSW 2298

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 524 m2**

**Type: House**



Dave Lane  
0249676770



Damian Rafty  
0249676770

**\$750,000**

Quietly set back from the street, in an ultra-convenient suburb, this home features plenty of options for a growing family to make the space their own. Offering both comfort and functionality, this property's roomy and well-maintained interiors will please all. Boasting an expansive and private back yard that offers an idyllic setting for relaxation and entertainment, many games of cricket can be shared with family and friends here. Conveniently located within walking distance to the University and local parks, this is the perfect opportunity that needs seizing. Highlights:--Two generous bedrooms - both with built-in robes--Family room currently used as a bedroom - includes a wall bed and built-in robe--Air conditioning and ceiling fans--Large lounge room overlooking the front garden--Separate dining room adjacent to the kitchen--Neat kitchen with views to the back garden--Family bathroom with separate bathtub--Internal laundry with storage and additional W.C--Plenty of under home storage --Fully fenced, approx. 524.8m<sup>2</sup> block--Garage with gated side driveway access and remote door - plus off-street parking for additional vehicles Here and there:--School catchment - Waratah West Public School - 2min walk (160m), Callaghan College Waratah Campus - 5min drive (2.6km), Callaghan College Jesmond Senior Campus - 4min drive (2.6km)--University of Newcastle - 12min walk (1km)--The Mater Hospital - 6min walk (500m)--Braye Park - 10min walk (600m)--Thomas Percy Oval & Playground - 7min walk (550m)--Waratah Village - 6min drive (3.2km)--Newcastle beaches - 16min drive (8.9km)--Approx. weekly rental return - in the vicinity of \$520--Approx. council rates per quarter - \$532--Approx. water rates per third - \$295 (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.