

41 Angus Avenue, Waratah West, NSW 2298

LANE CAMPOS

House For Sale

Wednesday, 8 May 2024

41 Angus Avenue, Waratah West, NSW 2298

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 392 m2

Type: House



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\$830,000 - \$885,000

Ultra-sleek, and offering updates to the whole home, you will be impressed with the comfort factors here..... but that's not all. A bonus feature of this property is the location - just footsteps from a reserve where the family can play outside in the sun. You NEED to see this one in person. As you step into this exquisite home, the first thing that catches your eye is the impeccable attention to detail. High-quality finishes abound, creating an atmosphere that feels utterly brand new. But that's not all - meticulously landscaped, with lush grass and gardens, surround and provide a serene and picturesque backdrop. As you explore further, you'll find yourself enveloped in an aura of prestige and a sense that this is your own private retreat. Welcome home to elegance redefined. Highlights:--?Four bedrooms or a versatile three, gaining a second living space--?Enormous & light filled open plan living, with air-conditioning --?Brand new kitchen overlooks the living--?5 Ceiling fans throughout the property--?Second W.C with basin--?Dedicated laundry & linen cupboard--?Rear patio with landscaped & tidy flat yard --?The property has been extensively renewed, including rewiring & gyprock--?Plenty of off-street parking, including lock up garageHere and there:--?School catchment - Waratah West Public School - 3min walk (150m), Callaghan College Waratah Campus - 5min drive (2.6km), Callaghan College Jesmond Senior Campus - 4min drive (2.8km)--?The Mater Hospital - 3min drive (950m)--?Thomas Percy Oval - 9min walk (600m)--?University of Newcastle - 14min walk (1km)--?Waratah Village Shopping Centre - 6min drive (2.4km) --?Newcastle CBD, beaches and Foreshore - 15min drive (8.4km)--?Approx. weekly rental return - in the vicinity of \$690--?Approx. council rates per quarter - \$530--?Approx. water rates per third - \$295 (not incl. usage)For more information, please contact Damian Rafty 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.