

45 Beath Crescent, Kahibah, NSW 2290

Sold House

Wednesday, 25 October 2023



45 Beath Crescent, Kahibah, NSW 2290

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 667 m2

Type: House



Andrew McKiernan



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\$1,280,000

For almost 25 years, this three bedroom character home has been a hub of joy and warmth beautifully kept and extended to cater to the evolving needs of a growing family. Tucked away from the street, a sun-drenched verandah basks in the embrace of northern sunlight, inviting you to step into a home where period charm seamlessly dances with modern style. Original 3m high ceilings adorned with intricate friezes, picture rails, and timber floors collectively form the heart-warming essence of this residence. The gas-equipped kitchen stands as the core, anchoring formal and casual living areas. A generously sized 667.8sqm block offers a stage for alfresco gatherings on the deck, cosy evenings around a firepit on the paved patio, and a fenced yard adorned with a lawn and veggie beds. Tying it all together is a freestanding double garage, with side door access opening to paved entertainment area, the perfect finishing touch. Nestled in a handy location, just 500m from the local school and shopping village, a three minute drive to Dudley Beach, and central to Charlestown Square and Westfield Kotara. For the active souls, embrace the proximity to Glenrock State Conservation Area and the Fernleigh Track, right on your doorstep. -☑Weatherboard home on 667.8sqm north facing block with R3 zoning-☑Cosy lounge room with wood burning fire, open plan family living with a/c-☑Heart of home kitchen with gas cooktop, electric oven, dishwasher-☑All three bedrooms fitted with built-in robes, ceiling fans, timber floors-☑Full size bathroom with bathtub and shower, handy second w/c in laundry-☑1.5KW solar panels and rainwater tank to keep running costs down-☑Covered 7x4m Merbau timber deck overlooks 6x4 paved area, fenced lawn and gardens-☑Newly installed attic ladder and yellow-tongue flooring roof storage area -☑Freestanding double garage with car access -☑300m to your coffee from Sherwoods or your afternoon wine from Kahibah Cellars-☑800m to Kahibah Public School, 2km to Whitebridge High-☑10 minutes' drive to Dudley and Redhead beaches, 8km from Newcastle city centreDisclaimer: 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