

46/115 Christo Road, Waratah, NSW 2298

LANE CAMPOS

Villa For Sale

Friday, 19 January 2024

46/115 Christo Road, Waratah, NSW 2298

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Dave Lane
0249676770



Damian Rafty
0249676770

\$645,000 - \$675,000

The epitome of easy-care style, this contemporary villa offers a peaceful package surrounded by landscaped gardens, no neighbours to the rear and with single level living. Quality finishes, natural textures and full of natural light, this is the perfect move-straight-in home that you can enjoy straight away. With a modern ambience throughout and clean interior design, this two-bedroom villa flows onto a private courtyard which allows for indoor/outdoor relaxing and alfresco entertaining. Tucked away within the 'Gables' village, this boutique complex provides a premium address just footsteps from local amenities. Highlights:--Private location--Low maintenance, stylish villa--Two bedrooms both with built in robes--Attractive outdoor alfresco space--Modern kitchen with Caesar stone benchtops, dishwasher and gas cook top--Spacious, open plan lounge and dining - glass sliding doors to the private courtyard--Ducted air conditioning and plantation shutters--Euro laundry--Additional storage room--Single garage with remote door and internal access Here and there:--Waratah Village - 10min walk (750m)--Cameron Park Playground - 6min walk (400m)--Braye Park - 15min walk (1km)--Calvary Mater Hospital - 3min drive (1.7km)--McDonald Jones Stadium - 18min walk (1.4km)--Lambton Park and Pool - 20min walk (1.4km)--Newcastle Beaches - 14min drive (6.6km)--Approx. weekly rental return - in the vicinity of \$550 - \$570--Approx. council rates per quarter - \$375--Approx. strata rates per quarter - \$674--Approx. water rates per third - \$280 (not incl. usage) For more information and inspections 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.