

48 Grayson Avenue, Kotara, NSW 2289

LANE CAMPOS

Sold House

Tuesday, 27 February 2024

48 Grayson Avenue, Kotara, NSW 2289

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 954 m2

Type: House



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\$1,008,000

Exuding charm and character, while brimming with natural light, this generously proportioned property delivers an outstanding lifestyle sanctuary in a vibrant urban pocket. Boasting warm interiors, it reveals elegant lounge and dining areas, enhanced by an indoor/outdoor flow, glass French doors to two relaxing alfresco areas and timber floorboards. With oodles of storage and plenty on offer to enjoy now, there is also scope to add your own value with future renovations and personal touches. Surrounded by green vistas, and within close proximity to retail options, entertainment, restaurants and parks, be spoilt with many lifestyle choices at hand. Highlights:--? Approx. 954.8m² block--? Three bedrooms - all with ceiling fans--? Open plan living and dining with high ceilings and timber floor boards--? Dining flows through French doors to a covered rear deck--? Lounge room overlooks the district and bush setting - French doors open to the covered, high-set balcony--? Modern kitchen with quality appliances--? Terraced and landscaped rear garden --? Lower level offers plenty of under house storage and workshop/utility room--? Separate laundry and second W.C--? Single garage with remote door and internal access Here and there:--? School catchment - Kotara South Public School - 14min walk (900m), Kotara High School - 24min walk (1.8km)--? Westfield Kotara and Home Maker Centre - 12min walk (1km)--? St James' Primary School - 7min walk (550m)--? Joslin Street café and retail strip - 7min walk (450m)--? Nesbitt Park - 7min walk (550m)--? Fernleigh Track - 5min walk (600m)--? Styx Creek walking and cycle way - 1min walk (550m)--? Kotara Park Tennis Courts and Playground - 12min walk (800m)--? Merewether Beach - 10min drive (7.3km)--? Approx. weekly rental return - in the vicinity of \$670 - \$690--? Approx. council rates per quarter - \$618--? Approx. water rates per third - \$230 (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.