

# 49 Clarence Road, Waratah, NSW 2298

LANE CAMPOS

## Sold House

Wednesday, 29 May 2024

49 Clarence Road, Waratah, NSW 2298

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 537 m<sup>2</sup>

Type: House



Dave Lane

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**\$957,000**

Placed in a high set position, with views over the suburb and to the coast, peace and serenity are on show here. Recently refreshed for comfortable modern living, this property ticks all the boxes in a tranquil yet vibrant locale on the city fringe. Offering a design that is ultra-functional and flexible, this is a strong contender for that forever home you have been looking for. Captivating views from each room, and elegant details throughout, family living is made easy here. The gem of this home is the amazing bedroom with study area on the upper level. The perfect parent retreat or second living room with dazzling beach glimpses, morning sleep-ins have never been so good. Highlights:-- Three bedrooms - all with built-in robes and ceiling fans-- Master bedroom on upper level - with generous built-in robes and study/sitting area-- Renovated, luxe family bathroom with bathtub and separate shower-- Split system air conditioning -- Original details have been retained - polished timber floorboards, picture rails, high and ornate ceilings, decorative fireplace-- Large kitchen with island bench - views over the back garden and beyond-- Covered alfresco overlooking the back garden-- Approx. 537.5m<sup>2</sup> block-- Garage on the lower level with access through to the rear yard - loads of under house storage-- Separate laundry located on the lower level Here and there:-- School catchment: Waratah Public School - 15min walk (1km), Callaghan College Waratah Campus - 20min walk (1.3km), Callaghan College Jesmond Senior Campus - 5min drive (2.5km)-- Braye Park - 9min walk (650)-- Waratah Village - 4min drive (1.5km)-- Lambton Park and Pool - 3min drive (1.3km)-- Lambton café & retail hub - 19min walk (1.2km)-- Newcastle CBD & beaches - 17min drive (7.7km)-- Approx. weekly rental return: in the vicinity of \$730-- Approx. council rates per quarter: \$416-- 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.