

5/265 Park Avenue, Kotara, NSW 2289

Sold Townhouse

Tuesday, 15 August 2023

5/265 Park Avenue, Kotara, NSW 2289

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 388 m2

Type: Townhouse



Paula Ashcroft

49260600

\$650,000

Nestled away from the street, at the rear of a boutique complex comprising only six homes, stands this freestanding townhouse, an unexpected gem that will delight both homeowners and savvy investors alike. Perched above a spacious double garage and boasting ample under-house storage, this townhouse offers a practical three-bedroom layout with an inviting open plan living area, a kitchen equipped with electric cooking, and a well-appointed three-way bathroom. Step out onto the front verandah, a delightful spot to enjoy your morning coffee in peace. For those with young children, furry friends, or a green thumb, the fenced garden enveloping the side and rear of the property will be an absolute delight. Move straight in and enjoy or envision the possibilities of a contemporary makeover that could truly transform this already comfortable abode. One of its most enticing features is its unbeatable location. Just a stone's throw away, you'll find Westfield and the Homemaker Centre, offering a convenient shopping experience, coffee shops, and a cinema to catch the latest flicks. Indulge your taste buds at the rooftop dining precinct, presenting an array of cuisines from around the world. And if you need to travel to the city, you're in luck! Bus stops are mere footsteps away, making your daily commute a breeze. - Dual level, freestanding brick and tile townhouse in complex of just six homes - Open plan living with carpet and air-conditioning accessed via east facing verandah - Tidy, original kitchen and bathroom spaces - All three carpeted bedrooms are fitted with built-in robes - Double lock-up garage and locked storage area under the home - Great size fenced yard for kids, pets and gardeners - 600m to Kotara Sth Public School, 1200m to St James Primary, 2.7km to Kotara High - 8km/15 mins to Newcastle Interchange and Merewether Beach OUTGOING Council rates: \$1,572 approx. per annum Water rates: \$727.2 approx. per annum Strata rates: \$3,888 approx. per annum ***Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: 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. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.