

5 Beath Crescent, Kahibah, NSW 2290

House For Sale

Saturday, 2 March 2024

5 Beath Crescent, Kahibah, NSW 2290

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 813 m2

Type: House



Ryan Houston
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Nathan Walsh
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\$1,049,000 Friendly Auction

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com Ideally positioned in the highly desirable suburb of Kahibah, this solid brick and tile three-bedroom home represents a fantastic opportunity for first home buyers or investors alike. Providing a functional floor plan that basks in natural light throughout, the home sits on an expansive 813sqm allotment surrounded by meticulously landscaped gardens and trees. From its peaceful and private, gently sloping backyard to its beautiful verdant foliage, this lovingly cared for home is brimming with appeal, both inside and out. Upon stepping inside the entry level, you are welcomed into a luminous lounge and dining area, providing the perfect space to relax and unwind, complemented by the convenience of air-conditioning. Adjacent to the lounge area, the impeccably maintained kitchen boasts timber-look countertops, a dishwasher, and ample storage, with direct access to the rear balcony offering a serene spot for enjoying your morning coffee. As you make your way to the lower level, a large rumpus room awaits, ideal for providing extra living space or recreational activities. The outdoor patio area provides a great spot to entertain family and friends. Benefitting from its prime location, residents will appreciate the close proximity to Kahibah Village, Kahibah Sports Club, easy access to shopping centres including Charlestown Square and Westfield Kotara and a 15-minute drive to the Newcastle CBD. Nature enthusiasts will enjoy popular Fernleigh Track for leisurely strolls, while Dudley Beach is just a short 8-minute drive away for the beach lovers.

- Combined lounge and dining area
- Separate kitchen with dishwasher and direct access to the balcony
- Freshly painted and polished timber floorboards throughout
- Three good sized, carpeted bedrooms
- Original, immaculate bathroom with separate bathtub and shower
- Separate WC
- Large internal laundry
- Linen cupboard
- Tidy front porch
- Single lock up garage with additional off-street parking
- Outdoor patio area, great for entertaining
- Beautiful, landscaped gardens surround the home
- Sought after location close to all amenities

Outgoings: Water rates - \$812 per annum approx.*This property is being sold under the Online Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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