

# 5 Guna Street, Charlestown, NSW 2290

## Sold House

Monday, 16 October 2023

5 Guna Street, Charlestown, NSW 2290

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 701 m<sup>2</sup>

Type: House



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**\$840,000**

This brick and tile home is hitting the market for the first time in almost 28 years and it's all about easy living with a practical single level layout. The property oozes a warm and well-loved charm making it move-in ready. But if you've got the itch to modernise and add your own flair, you've got the freedom to do just that. Sitting on a generous 701.9sqm block, this place has some exciting potential. It's zoned R3 Medium Density Residential, so you could get creative with a brand new build or potential multiple dwellings (STCA). Walk in, and you'll find a lounge room on entry, leading to an open plan dining and kitchen area. The sleeping wing has three robed bedrooms and a full-size bathroom, perfect for a family setup. At the opposite end of the home, you'll discover a fourth bedroom, which could alternatively serve as an extra living area, providing versatility to suit your needs. Adjoining this space is the laundry, which could easily convert into an ensuite, creating a true retreat for parents. Swing open the back door, and you've got a covered entertaining area and a big backyard. There's a freestanding double garage and plenty of space for your boat or motorhome. There's a second driveway too – no parking headaches here! Location-wise, you're zoned for sought-after Kahibah Public School and it's an easy bushwalk to Whitebridge High or St Joseph's Primary School, and you're not far from Go Kindy childcare, Charlestown Central Leagues Club and Kahibah Sports Club. Charlestown Square is a quick drive, and Redhead Beach is perfect for a beach day. Plus, Newcastle CBD is just a 15-minute hop away. - Brick and tile single level home on corner of cul-de-sac Murrakin Street- 701.9sqm irregular shaped block with approximate 34m frontage, zoned R3- Adjoining lounge and dining areas, original kitchen and bathroom spaces- Versatile fourth bedroom or second living area- Two separate driveways, plus freestanding double garage - 1400m to Kahibah Public School, 800m to Whitebridge High- 1.6km to Charlestown Square, 3.6km to Westfield- Proximity to Fernleigh Track, Glenrock State Conservation Area, Dudley Beach, Redhead Beach, Lake Macquarie foreshore at Warners Bay, Newcastle city centre

OUTGOINGS Council rates: \$2,280.77 approx. per annum Water rates: \$825.42 approx. per annum\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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