

**6/58 Allowah Street, Waratah West, NSW 2298**

**CENTURY 21.**  
Novocastrian

**Townhouse For Sale**

Wednesday, 27 December 2023

6/58 Allowah Street, Waratah West, NSW 2298

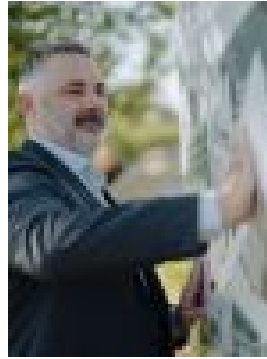
**Bedrooms: 2**

**Bathrooms: 1**

**Type: Townhouse**



Suzanne Hill  
0249436333



Robert Russell  
0249436333

**\$549,950**

Experience the blend of convenience and comfort in this smartly presented townhouse. Boasting a sun-filled backyard, this property offers an easy-care lifestyle that's ideal for those taking their first step into home ownership, looking to downsize, or seeking a valuable investment. Property Highlights: \* Second living area, converted from garaging (could also be 3rd bedroom/guest accommodation) \* Two oversized bedrooms, main with study adjoining, both with built-in robes \* Bathroom offering shower recess, bathtub plus separate toilet \* 2nd toilet/powder room on ground floor for convenience \* Low-maintenance grassed backyard, ideal for busy lifestyles Location Benefits: \* Close to major Hospitals, ideally located near both John Hunter and Mater Hospitals, making it a smart choice for medical professionals or those seeking healthcare accessibility \* Convenient transport connections, easily accessible transport options make commuting a breeze. \* Nearby shopping complex, enjoy the convenience of having a local shopping complex just a stone's throw away, perfect for all your daily needs. This low-maintenance townhouse is a fantastic opportunity for those seeking a blend of comfort, convenience, and lifestyle and calling all first home buyers, at this price, why keep renting? Don't miss the chance to make it yours-ready to occupy and live in from early Feb 2024. Council: Newcastle City Council Land Rates: \$1552pa approx Water Rates: \$754pa approx Strata Levies: \$3162pa approx We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.