

# 6 Regan Street, Adamstown, NSW 2289

## House For Sale

Friday, 1 December 2023

6 Regan Street, Adamstown, NSW 2289

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 328 m2

Type: House



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## Guide \$1,000,000 Friendly Auction

Auction Location: On-site Auction - 6 Regan Street, Adamstown NSW 2289 Don't let the pretty cottage façade and white picket fence deceive you. Behind this sweet entry stretches a spacious family home with four bedrooms, two living spaces, a separate studio and a fabulous, covered entertaining deck where you will spend hours making memories with your family and friends this Summer. Extended and renovated beautifully, this gorgeous home is also in a fabulous location just a few minutes from Newcastle's fabulous beaches, dining precincts, quality schools and major shopping centres. A clever extension and elegant renovations has resulted in a home that utilizes every inch of this block providing space for the whole family, clever spatial planning to create harmonious living spaces and modern coastal style. The contemporary eat-in kitchen boasts a dedicated pantry, a suite of stainless appliances, soft close cabinetry and terrazzo stone countertops. Down the hall a second living space with soaring vaulted ceiling spills out through sleek stacker doors to the covered deck with LED lights and aluminum shutters. This is the perfect spot for sunny morning pancake breakfasts, cosy Winter dinner parties and weekend drinks with friends as the kids play in the backyard. Behind a statement orange door in the back garden sits a dedicated studio...an ideal work from home space, teen retreat or a fantastic storage space for the surfboards and mountain bikes. This spacious and stylish home is an easy stroll from both the Merewether Golf Club and the uber-popular Adamstown Bowlo. Head out for an early morning surf before grabbing a coffee and heading home to walk the kids to school. Come the weekend jump on the bikes and head to the beach, be sure to sign the kids up for Nippers or soccer or just relax and enjoy your fabulous new home with its space, style and amazing location. \* Four bedroom home - master with modern ensuite and triple-door built in closet\* Contemporary kitchen with large pantry, Caesarstone terrazzo counters, soft-close drawers and doors and light-filled open-plan dining space\* Main bathroom, ensuite and additional toilet with modern tiles and vanities, rain showers, heated towel racks and contemporary free standing bath tub\* Ducted air conditioning, LED down lights throughout, two linen closets\* Hardwood timber floors, plantation shutters throughout and on-trend grey and white palette\* Dedicated backyard studio with its own patio and built-in seating in the backyard \* Currently garnering \$900/week rental income\* 250m to Adamstown Bowlo, 700m to Merewether Golf Club, 800metres to Adamstown village\* 700m Adamstown Public School, 750m to St Columba's Catholic Primary School and 1.1km to Merewether High\* 6 mins to Beaumont Street, The Junction, Westfield Kotara and 7 minutes to either Merewether or Bar Beach Outgoings Council rates: \$2,567 approx per annum Water rates: \$925.41 approx per annum FRIENDLY AUCTION DISCLAIMER: This property is being sold under the On-site 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 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.