

**65 Moate Street, Georgetown, NSW 2298**

Robinson

**Sold House**

Tuesday, 15 August 2023

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 417 m<sup>2</sup>**

**Type: House**

**\$855,000**

Brimming with cottage charm, this classic two-bedroom plus sunroom weatherboard home in Georgetown is ideal for first-home buyers, with move-in ready appeal in a highly sought-after location. It features modern updates throughout, including a renovated bathroom and fresh paint and carpet, a cosy synergy between old and new where soaring ornate ceilings, an original decorative fireplace and stained glass doors are the star of the show. A gorgeous bay window in the generous master bedroom and a peaceful sunroom/optional third bedroom maximise available light from the home's coveted northerly aspect. Its classic layout showcases a separate lounge and dining room with air-conditioning, while the tidy electric kitchen leaves future scope to make it your own with a renovation or extension project. The large, level backyard is fully fenced and suitable for pets and children, complemented by a single lock-up garage and additional off-street parking. Enjoy its ultra convenient position within easy walking distance of Georgetown takeaway shops, cafes and public transport. - ? North-facing 424sqm level block - ? Ceiling fan in master bedroom - ? Electric cooking and dishwasher - ? Internal laundry with second toilet - ? 10min walk to Hamilton North Bowling Club - ? Minutes from Newcastle CBD