

**7/50 Station Street, Waratah, NSW 2298**

**LANE CAMPOS**

**Unit For Sale**

Tuesday, 13 February 2024

7/50 Station Street, Waratah, NSW 2298

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Dave Lane  
0249676770



Damian Rafty  
0249676770

**\$450,000 - \$495,000**

Catch the breeze from this fresh and stylishly updated, upper level apartment. Light and bright this property will make a great first step on the ladder as either a first home or a great investment. With open plan living, and located within a vibrant urban fringe neighbourhood, convenience is at your door. With its prime position and impressive features, this property is sure to captivate discerning buyers. Highlights:--  
• Two bedrooms - both with built-in robes and ceiling fans--  
• Renovated and refreshed throughout - beautiful neutral palette, bathroom re-grout plus new fittings, floating hybrid flooring, new lighting and blinds. Just to name a few--  
• Open plan living with ceiling fan - opening to a private balcony--  
• Modern, renovated kitchen including gas cooking, quality appliances and provision for a washing machine--  
• Carport parking for one vehicle  
Here and there:--  
• School catchment - Waratah Public School - 10min walk (650m), Callaghan College Waratah Campus - 5min walk (350m)--  
• Lords Coffee Café - 1min walk (30m)--  
• Waratah Village - 9min walk (600m)--  
• Cavalry Mater Hospital - 15min walk (1km)--  
• Waratah Oval - 5min walk (400m)--  
• Newcastle CBD and beaches - 14min drive (7.3km)--  
• Waratah train station - 5min walk (350m)--  
• Approx. weekly rental return - in the vicinity of \$460 - \$500--  
• Approx. council rates per quarter - \$240--  
• Approx. strata rates per quarter - \$750--  
• Approx. water rates per third - \$230 (not incl. usage)  
For more information, please contact Dave or Damian on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.