

# 7 King Street, Waratah West, NSW 2298

LANE CAMPOS

## House For Sale

Thursday, 16 November 2023

7 King Street, Waratah West, NSW 2298

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 430 m2

Type: House



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**\$635,000 - \$675,000**

Unlock boundless possibilities with this home. Situated within this popular and ever-growing suburb, the property will appeal to those venturing into the market or wanting the benefits of location. The real gem of this property is the amount of thought and space there is to accommodate all the toys and storage your life may need. This one over delivers in leaps and bounds in this respect. Set on a level parcel of land, this home could be the one that dreams are made of. Highlights:-- Two generous bedrooms - both with built-in robes--?Second living space or third bedroom--?Inviting lounge room and separate dining room--?Light-filled kitchen with gas cooking--?Air conditioning and ceiling fans--?Large garage/studio plus covered carport--?Drive access to the rear garden--?Separate laundry--?Low maintenance and fully fenced rear garden Here and there:--?School catchment - Waratah West Public School - 13min walk (900m), Callaghan College Waratah Campus - 4min drive (1.7km), Callaghan College Jesmond Senior Campus - 5min drive (3km)--?University of Newcastle - 21min walk (1.5km)--?Calvary Mater Hospital - 8min walk (550m)--?Braye Park - 16min walk (1km)--?Waratah Village - 26min walk (1.9km)--?Newcastle beaches - 16min drive (8.6km)--?Easy access to public transport - 1min walk to nearest bus stop--?Approx. weekly rental return - in the vicinity of \$500-\$550--?Approx. council rates per quarter - \$462--?Approx. water rates per third - \$300 (not incl. usage) For more information, please contact Dave or Toby 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.