

**8 Conrad Avenue, Charlestown, NSW 2290**

**Street Property.**

**House For Sale**

Tuesday, 23 April 2024

8 Conrad Avenue, Charlestown, NSW 2290

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 594 m2**

**Type: House**



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## Guide \$890,000 - \$950,000

Tucked away in a quiet spot adjoining a leafy council reserve, this double storey four-bedroom, two-bathroom home offers tranquillity and space, with no neighbours on top of you. Wake up to the sweet melodies of birdsong, while enjoying the openness of your surroundings. Step inside, and you'll find a spacious and adaptable layout. The open plan living and dining area is perfect for gatherings and relaxation, while the lower-level utility room offers versatility – whether your teens need a chill spot or you crave a distraction-free home office, this space has you covered. Outside, a fantastic deck awaits, ideal for laid-back gatherings overlooking the reserve. Let the kids run wild, playing soccer or cricket here while you soak in the scenery. And with a double garage, ample driveway, and extra room for a boat or trailer, parking headaches become a thing of the past. New hybrid flooring and carpet and a renovated laundry and second bathroom adds further appeal. The prime location, just six minutes drive from Charlestown Square, makes everything incredibly convenient, from shopping and dining to entertainment, medical facilities, and the local school - all just moments away. You'll also enjoy proximity to Redhead and Dudley Beaches, beautiful Lake Macquarie, and Newcastle city centre.

- Dual level home on 594sqm (approx) parcel adjoins council reserve at side and rear
- Spacious open plan family living with a/c, ceiling fan and winter fire
- Refurbished timber island kitchen with electric cooking and dishwasher
- Three of the four bedrooms are fitted with built-in robes, fans to all, a/c to master
- Family bathroom with shower over oval bath and full-height tiling
- Renovated second bathroom and laundry
- Fabulous deck backdropped by reserve; low up-keep landscaped gardens
- Lower level utility ideal as teen retreat/ home office with valuable storage
- Two-car garage, extra wide driveway and double gates into extra parking
- Zoned for popular Charlestown South Public School just 1700m away
- Fabulous location minutes away from Charlestown Square, cinemas, restaurants, Lake Macquarie and unlimited leisure activities

Potential Rental Return: \*\$800 - \$850 per week  
Council Rates: \*\$1,836 pa  
Water Rates: \*\$916 pa + usage\*  
Approximates only

**DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.