

9 Kirkdale Drive, Kotara South, NSW 2289



Sold House

Monday, 28 August 2023

9 Kirkdale Drive, Kotara South, NSW 2289

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 601 m2

Type: House



Sam Taylor
0402830593



Beau Hedley
0402830593

\$851,000

Recently updated and boasting a fully self-contained in-house flat, this highly versatile property is a perfect entry point into the competitive real estate market. Providing investors with a dual-income return or giving owner-occupiers the option of living within the main home and renting the flat, the home is surrounded by greenery and backs onto a reserve, offering privacy while being minutes away from the region's two largest shopping centres. Freshly painted and with new floor coverings and a fully renovated main-level kitchen and bathroom, the bright interiors are outlined in oversized windows. Its light and airy vibe continues throughout the open plan living area and two bedrooms. The ground-floor flat reveals a sunny living/dining and kitchen zone, a shower bathroom and generous bedroom. Other features of appeal include air-conditioning, a single garage and a deep blank canvas backyard. Relishing in its premium location with a natural waterway and wildlife corridor at the rear and everyday essentials minutes away, this address is a winner. Along with being surrounded by lush reserve, you'll find a choice of excellent schools nearby - from pre to primary and high schools, plus good daycare options. Walk to local parks and transport, or jump in the car to be in Newcastle CBD or one of its world-class beaches within 15 minutes. - Dual-level home with a two-bedroom home upstairs and a one-bedroom flat downstairs - Renovated main kitchen features an island bench, stone benchtops and modern appliances - Renovated main bathroom boasting a freestanding bath- Two top-floor bedrooms, each with a ceiling fan, one with a built-in wardrobe- Lovely ground floor flat with separate entry, ideal for income or multi-generational families - Paved alfresco entertaining area overlooks the large and tree-bordered backyard - Walking distance to Nesbit Park and Playground and city-bound transport- Rental Appraisal: \$775.00 to \$825.00 per week (two residences)