

# Address available on request, Charlestown, NSW 2290

LANE CAMPOS

## Sold House

Wednesday, 25 October 2023

Address available on request, Charlestown, NSW 2290

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 645 m<sup>2</sup>

Type: House



Roland Campos  
0249676770

**\$835,000**

Offering a family friendly layout and scope to add significant value, this home really is one not to miss. Quietly placed, and boasting a sun-drenched and versatile floorplan, the property features multiple living zones for comfortable enjoyment. The well-appointed design, complete with a downstairs rumpus or teenage retreat, offers the perfect blend of comfort and modern living. Backing on to the serene Styx Creek reserve, and situated with easy access to shops, schools and transport, this property will excite buyers who will immediately see the lifestyle possibilities. Highlights:--? Approx. block size of 645m2--? Three bedrooms - all with built in robes--? Main bedroom with shower room--? Family bathroom with bathtub and separate W.C--? Split system air conditioning--? Generous lounge room overlooking the rear, tranquil garden--? Large kitchen overlooking front garden - ample storage and breakfast bar--? Informal dining room adjacent to the kitchen--? Formal dining room flowing from the lounge area - Step through glass sliding doors to a balcony with access to the garden and garage--? Rumpus or possible fourth bedroom downstairs - includes bathroom and glass sliding doors for access to the garden--? Double garage with remote door Here and there:--? School catchment - Charlestown Public School - 25min walk (1.7km), Whitebridge High School - 9min drive (4.4km)--? Charlestown Square - 14min walk (950m)--? Warners Bay cafes and Lake Macquarie - 9min drive (5.5km)--? Westfield Kotara - 7min drive (3.9km)--? Hooper Street Park Playground - 11min walk (750m)--? John Hunter Hospital - 9min drive (4.9km)--? Merewether Beach and Ocean Baths - 11min drive (7.6km)--? Approx. weekly rental return - in the vicinity of \$650--? Approx. council rates per quarter - \$540--? Approx. water rates per third - \$290 (not incl. usage) For more information, please contact Roland 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.