

# 116 Chatham Street, Broadmeadow, NSW, 2292

## House For Sale

Saturday, 31 August 2024

116 Chatham Street, Broadmeadow, NSW, 2292

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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## One of a kind home in a prime location offers a real sense of sanctuary

Positioned on the edge of a laneway, this custom-built, award-winning home, completed in 2005, is truly one of a kind. Designed to perfectly fit its unique block, the 3-bedroom, 2.5-bathroom haven features two wings branching out from a central four-way foyer, providing separate and private bedroom accommodation for adults and children, and a bright, airy living area featuring a striking triangular kitchen with eye-catching red stone benchtops.

Though the home fills most of the block, the clever design creates charming garden nooks on nearly every side, offering a surprising sense of space and privacy. You can even relax outside and watch the horses across the road at Newcastle Racecourse! This warm, inviting home has been a sanctuary for its owner for nearly 20 years—now it's your turn to make it yours.

Step inside, and you'll immediately notice the soaring 3m ceilings that amplify the feeling of space. The home's intriguing architectural angles, some functional, others purely artistic, add character, while groups of small square windows in the bathroom and kitchen bring in natural light in a unique way. The open plan living area is bathed in sunlight, thanks to tall windows, and the standout triangular kitchen is equipped with high-quality Smeg appliances. With ducted air-conditioning, ducted vacuuming, and a double garage, this home ticks all the boxes for low maintenance living.

Location-wise, it doesn't get much better. You're within walking distance of Merewether High and Broadmeadow Train Station, and just a 15-minute stroll from the vibrant Beaumont Street, known for its dining, shopping, and social scene. Sunday mornings are perfect for a trip to the nearby Farmers' Markets for fresh produce, and with the CBD and golden beaches just 5km away, you'll have everything you need at your fingertips.

?? Single level rendered brick and tile home c.2005 on triangle shaped 442.3sqm block

?? 3m tall ceilings, tiled floors, plantation shutters and carpet to bedrooms

?? Bright and spacious open plan living with tall windows and display cabinets

?? Triangular kitchen, red stone benches, Smeg gas cooktop, wall oven, dishwasher, MW

?? Master bedroom with mirrored robe and ensuite in own wing

?? Separate wing with oversized second bedroom, third bedroom and full-size bathroom

?? Ducted a/c and ducted vacuuming add comfort and convenience, guest powder room

?? Double garage with convenient internal access into home

?? Selective Merewether High – 170m, Adamstown Public School – 800m, HSPA – 1.6km, St Pius X – 2.6km, Kotara High – 4.1km

?? Honeysuckle – 3.5km, Bar Beach – 4km, University of Newcastle – 7.2km

Outgoings:

Council Rates: \$2,260 approx. per annum

This property is being sold under the Online Friendly Auction System.

An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction.

Flexible deposit and settlement conditions are also available by negotiation with the agent if required.

Offers can also be made prior to auction and each offer will be assessed on its merits.

Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was

pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.

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