

# 15 Fletcher Street, Georgetown, NSW 2298

LANE CAMPOS

## House For Sale

Tuesday, 2 July 2024

15 Fletcher Street, Georgetown, NSW 2298

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 499 m2

Type: House



Dave Lane

0249676770

## Auction

Step into a world where convenience meets elegance. This home isn't just built; it's crafted with a fusion of the contemporary and classic, featuring chic interiors. As you cross the threshold, be prepared to be captivated by the timeless beauty and the lifestyle it promises. Designed for those who appreciate the finer things in life, this abode offers comfort with multiple living areas, including a secluded backyard sanctuary perfect for hosting memorable gatherings. With much appeal, this abode still boasts opportunity to add value and personal touches. Think to the future! Positioned for ultimate convenience, this residence ensures you're never more than a few steps away from premier schools, idyllic parklands, and a vibrant selection of shops and cafés. Here, life is not just lived; it's enjoyed with a sense of ease and sophistication.

Highlights:-- Three bedrooms -- Original features - high ornate ceilings, picture rails, polished timber floors-- Ducted air conditioning-- Generous kitchen with lots of storage and adjacent casual dining room-- Central, light-filled lounge and formal dining area-- Second living flowing to alfresco - overlooking the rear garden-- Separate laundry-- Second W.C-- Covered entertaining area-- Single garage plus driveway parking for multiple vehicles

Here and there:-- School catchment: Waratah Public School - 15min walk (1km), Callaghan College Waratah Campus - 9min walk (600m)-- Waratah Park Playground - 4min walk (300m)-- Georgetown café and retail hub - 2min walk (120m)-- Waratah Station - 12min walk (850m)-- Waratah Village - 10min walk (700m)-- Newcastle CBD & beaches - 14min drive (6.4km)--

Approx. weekly rental return: in the vicinity of \$750-- Approx. council rates per quarter: \$609-- Approx. water rates per third: \$292 (not incl. usage)

This property will be sold via an online auction on Saturday 27th July. For more information, please contact Dave or Damian on 4967 6770.

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