

**15 Frederick Street, Waratah, NSW 2298**

**LANE CAMPOS**

**House For Sale**

Tuesday, 25 June 2024

15 Frederick Street, Waratah, NSW 2298

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 569 m2**

**Type: House**



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## Contact Agent

Celebrating an easy-care existence, this luminous sanctuary offers comfort, with a combination of sensible design and classic features. It beckons the dreamers, with potential for future enhancements, positioning itself as a sterling prospect for enduring value. This home stands out with its charismatic curb appeal, adorned with the warmth of natural timber and an aura of hospitality. A haven that seamlessly extends from the inside out, it presents a fluid living experience, perfect for the discerning homeowner seeking a tranquil lifestyle. Set on a large block, with plenty of space to expand the gardens or create a stunning alfresco experience with views across the suburb. The possibilities here are endless, let your imagination run wild! Highlights:-- Three bedrooms - two with built in robes-- Original character details - high ornate ceilings, timber fretwork, dado rails, polished timber floorboards-- Generous, central lounge room-- Separate dining room with window servery to the kitchen-- family bathroom with bathtub-- Air conditioning and ceiling fans-- Neat kitchen with gas cooking - overlooking the rear garden-- Large laundry room-- Covered deck and patio for entertaining-- Fully fenced, approx. 569.1m<sup>2</sup> garden oasis-- Single carport Here and there:-- School catchment - Waratah Public School - 5min walk (350m), Callaghan College Waratah Campus - 14min walk (900m), Callaghan College Jesmond Senior Campus - 5min drive (3.3km)-- Waratah Village - 10min walk (650m)-- Coolamin Road Reserve Playground - 5min walk (300m)-- St Phillip's Christian College - 12min walk (800m)-- University of Newcastle - 7min drive (4.1km)-- Braye Park - 13min walk (1km)-- Calvary Mater Hospital - 3min drive (1.4km)-- Waratah Station - 20min walk (1.4km)-- Newcastle CBD & beaches - 15min drive (6.6km)-- Approx. weekly rental return - in the vicinity of \$580 - \$620-- Approx. council rates per quarter - \$520-- Approx. water rates per third - \$280 (not incl. usage) For more information, please contact Dave 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.