

**16 Coolamin Rd, Waratah, NSW, 2298**

LANE CAMPOS

**House For Sale**

Wednesday, 25 September 2024

16 Coolamin Rd, Waratah, NSW, 2298

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Damian Rafty  
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## The Masterpiece of Light and Creativity

This extensively renovated home is a masterpiece of light and creativity. Every corner of the house is bathed in natural light, highlighting the unique design elements and artistic touches that give it a distinct flair. The open-plan living areas are spacious and airy, with large windows and French doors that invite the outside in, creating a seamless connection with nature.

Modern finishes and innovative features blend effortlessly with the home's original charm, making it a perfect sanctuary for those who appreciate both style and comfort.

Privacy is paramount in this residence, with secure, high fences surrounding the property, ensuring a peaceful and secluded environment. The landscaped garden is a true oasis, thoughtfully planted with a variety of flora that provide year-round beauty and tranquillity. Whether you're enjoying a morning coffee on the deck or hosting a garden party, the outdoor space offers a serene retreat from the hustle and bustle of everyday life.

This home is not just a place to live, but a canvas for your lifestyle.

### Highlights:

- Three bedrooms - two with built-in robes
- Perfect in/outdoor flow
- Covered rear deck with gas bayonet for the BBQ and overlooking the private garden – includes irrigation system and firepit area to the garden
- Full renovation throughout with quality inclusions
- High ceilings and polished floorboards
- Reverse cycle air conditioning and ceiling fans
- Open plan living
- Eat-in kitchen with gas cooking and new bespoke joinery
- Separate stylish laundry with terrazzo tiling and powder room
- Freshly painted interior and exterior
- NBN installed - FTTP

### Here and there:

- School catchment: Waratah Public School - 4min walk (280m), Callaghan College Waratah Campus - 7min walk (550m)
- Waratah Village - 2min walk (170m)
- Coolamin Road Reserve Playground - 4min walk (240m)
- Braye Park - 9min walk (600m)
- Georgetown cafes - 7min walk (500m)
- Calvary Mater Hospital - 18min walk (1.2km)
- Newcastle CBD & beaches - 14min drive (7km)
  
- Approx. weekly rental return: in the vicinity of \$670
- Approx. council rates per quarter: \$612
- Approx. water rates per third: \$300 (not incl. usage)

For more information, please contact Dave Lane or Damian Rafty 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.