

**171 Christo Road, Waratah, NSW, 2298**

**House For Sale**

Tuesday, 17 September 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Charming, renovated and convenient – a Waratah gem

This charming three-bedroom home boasts standout kerb appeal, nestled behind established gardens. Inside, you'll find quality renovations that align perfectly with low maintenance, modern living.

The layout has been thoughtfully opened up, offering a more spacious and flexible design. The living and dining areas are accentuated by air conditioning, ceiling fans, and stylish bamboo floors with effortless flow into the kitchen for easy mealtimes. The two renovated bathrooms won't disappoint either, featuring frameless showers and floor-to-ceiling tiles. One of the best features of this home is the all-weather deck. It's the perfect spot to unwind or entertain, soaking in the northern sun year-round.

Located just 1km from Waratah Village, this home is all about convenience. With Coles, Kmart, a variety of eateries, shops, and banks nearby, you'll have everything you need within arm's reach. The area is also well-served by schools for all ages, making it a great choice for families. Plus, if you're connected to the University of Newcastle or Mater Hospital, you're just five minutes away. And when you want to explore, a quick drive will take you to Newcastle's vibrant city centre and its beautiful surf beaches, with a quick stop at Beaumont Street for your coffee fix.

- Classic single level home on north to rear 350.1sqm parcel
- Air-conditioned open plan lounge and dining
- Kitchen boasting electric cooking, sleek tiled splashback, and dishwasher
- Master bedroom with built-in and walk-in robe, and ensuite
- Main bathroom with bathtub & shower serves two additional robed bedrooms
- Single carport flows into garage
- 24 solar electricity panels to keep utility bills in check
- 800m from Waratah Public school and St Philip's Christian College
- 6km to the CBD and beaches; handy to Waratah Shopping village, Mater and John Hunter Hospitals

\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.