

18 Allowah Street, Waratah West, NSW, 2298

LANE CAMPOS

House For Sale

Tuesday, 1 October 2024

18 Allowah Street, Waratah West, NSW, 2298

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Damian Rafty
0249676770

The Dream Starter

Discover the perfect place to begin your homeownership journey! This charming 2-bedroom gem is ideally situated in a peaceful suburban neighbourhood, offering a wonderful blend of comfort and convenience. With an open layout bathed in natural light, it's perfect for cosy evenings or entertaining friends.

Step outside to a large backyard, your personal oasis for outdoor entertaining and relaxation. Surrounded by lush greenery, it's the ideal space for summer barbecues, family gatherings, or simply unwinding after a long day.

Move in ready, this home is a canvas waiting for your unique style—add your personal touches and create the space you've always envisioned. Enjoy the tranquillity of suburban living while being just minutes away from shopping, parks, and top-rated schools.

Don't miss this incredible opportunity to invest in your future.

Highlights:

- Two comfortable bedrooms - both with reverse cycle air conditioning
- Light filled interiors including polished floorboards, plantation shutters and timber accents
- Neat family bathroom located close to the bedrooms
- Ceiling fans throughout
- Generous kitchen with ample storage and breakfast bench
- Separate dining and sunroom - overlooking the rear garden
- Covered rear deck - the perfect place for entertaining
- Fully fenced rear garden with established greenery
- Approx. 561.7m²
- Garage and carport parking

Here and there:

- School catchment: Waratah West Public School - 12min walk (850m), Callaghan College Waratah Campus - 8min drive (3.4km)
- University of Newcastle - 9min walk (600m)
- Jesmond Central - 6min drive (2.6km)
- Morpeth Road Reserve Playground - 16min walk (1km)
- North Lambton Dog Off-Leash Area - 10min walk (600m)
- Newcastle CBD & beaches - 14min drive (8.9km)

- Approx. weekly rental return: in the vicinity of \$550
- Approx. council rates per quarter: \$510
- 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.