

2/37 March Street, Kotara, NSW 2289

LANE CAMPOS

House For Sale

Wednesday, 10 July 2024

2/37 March Street, Kotara, NSW 2289

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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\$830,000 - \$895,000

Presenting the perfect package for modern, easy living and everyday convenience, this freshly appointed two-storey residence delivers a ready-made haven of comfort and style. Offering a smart and user-friendly layout, complete with generous outdoor entertaining and garden space, this easy-care option allows you more time for relaxation. Ideal for those who value privacy and accessibility, this home sits in a prime, leafy position on a whisper quiet street. With green vistas all around, this popular neighbourhood also offers an excellent locale with many of life's necessities within arm's reach. Highlights:-- Three bedrooms - all with built-in robes and ceiling fans. Privately placed on the upper level-- Main bedroom includes newly renovated ensuite with double basin vanity-- Renovated, modern kitchen with stone benches and quality appliances -- Generous living and dining - with beautiful timber floors-- Family bathroom with bathtub and separate W.C-- Easy care, fully fenced garden and alfresco - through sliding glass doors from the living space-- Separate laundry with third W.C-- Ducted air conditioning-- Solar panels-- Double garage with remote door and internal access-- Quietly position within the boutique complex of only three homes Here and there:-- School catchment: New Lambton Public School - 6min drive (2.7km), Lambton High School - 8min drive (4.1km)-- Blackbutt Reserve - 23min walk (1.6km)-- Kotara Train Station - 8min walk (500m)-- Joslin Street retail hub - 16min walk (1.0km)-- Kotara Homemaker Centre and Westfield - 23min walk (1.7km)-- Newcastle CBD and beaches - 16min drive (8.3km)-- Approx. weekly rental return: in the vicinity of \$720 - \$740-- Approx. council rates per quarter: \$361-- Approx. strata rates per quarter: \$462-- Approx. water rates per third: \$265 (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.