

**57 Munro Street, Windale, NSW 2306**

**LANE CAMPOS**

**House For Sale**

Tuesday, 2 July 2024

57 Munro Street, Windale, NSW 2306

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Roland Campos  
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Toby Wilson  
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**\$590,000 - \$640,000**

Investors, families, first homers or anyone looking to break into a thriving market this property will meet your needs now and in the future. With an appealing ambiance, light filled and situated near great amenities, this accommodating home gives you a solid base for lifestyle and relaxation. With a desirable garden block, and a private deck area, many an afternoon will be spent entertaining here. The backyard is spacious enough for the kids and pets to explore, and large enough for extensions, additions or extra accommodation (STCA). Highlights:-- Three bedrooms - all with built-in robes-- Polished floorboards-- Air conditioning and ceiling fans-- Open plan living-- Modern kitchen with gas cooking-- Separate laundry with second W.C-- Covered and private entertaining deck-- Neatly fenced block - perfect for kids and pets to play-- Single lock up garage - plus plenty of driveway parking for additional parking Here and there:-- School catchment: Windale Public School - 5min walk (350m), Hunter Sports High School - 6 min drive (3.1km)-- Bahloo Reserve skatepark and playground - 7min walk (550m)-- Windale shopping strip - 12min walk (850m)-- Bennetts Green Homemakers Centre- 4min drive (1.6km)-- Bangalay Reserve - 11min walk (850m)-- Lake Macquarie Fair - 2min drive (1.4km)-- Warners Bay Foreshore - 9min drive (6km)-- Lake Macquarie Private Hospital - 5min drive (2.6km)-- Approx. weekly rental return: in the vicinity of \$550 - \$580-- Approx. council rates per quarter: \$520-- Approx. water rates per third: \$280 (not incl. usage) For more information, please contact Roland or Toby 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.