

1/3 Court Street, Adamstown, NSW 2289

wilton lemke stewart

Townhouse For Sale

Sunday, 23 June 2024

1/3 Court Street, Adamstown, NSW 2289

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



James English
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Nick Stewart
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Auction Guide: \$780,000 - \$850,000

Please Follow Link to Register for Auction: <https://buy.realtair.com/properties/134438>

This young master-built townhouse delivers comfort and convenience in equal measure. It boasts all the modern conveniences you'd expect from a quality build, including ducted air-conditioning for year-round comfort, elegant plantation shutters, and that sought-after indoor/outdoor flow to alfresco entertaining. The open plan living area is bathed in northern light, creating a warm and inviting atmosphere. Caesarstone countertops and gas cooking make meal prep and entertaining a pleasure, while the three bedrooms and two bathrooms on the upper level offer privacy and space. Outside, a sun-kissed alfresco area and established gardens, along with a double garage, complete the package, tying everything together beautifully.

The location is ideal for families of all ages. A mere 400m stroll takes you to Adamstown Train Station for an easy commute, while St Pius X School is within walking distance, making the school run a breeze. With Westfield Kotara and Merewether Golf Club just a stone's throw away, your weekend plans are sorted. And for beach enthusiasts, the golden sands of Merewether are a quick 10-minute drive.- One of just three homes in a boutique complex completed 2021-Bright, north facing open plan living extends to alfresco entertaining- 20mm Caesarstone kitchen bench tops, Smeg gas cooktop, double dish drawer- Zoned ducted air-conditioning, ceiling fans, plantation shutters throughout - Large double garage with internal access- Spacious main bedroom with walk-in robe and ensuite- Two additional robed bedrooms served by full-size bathroom with separate w/c- 850m - St Pius X High School, 1200m – Adamstown Public, 2.5km – Kotara High- 1700m - Westfield Kotara and Merewether Golf Club - 4.4km – Merewether Beach and Newcastle Interchange- Council rates: Approx. \$1,700 p/a- Water Rates: Approx. \$800 p/a + usage- Potential Rental Return: Approx. \$700 - \$750 p/w

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