

1/3 Court Street, Adamstown, NSW 2289

wilton lemke stewart

Townhouse For Sale

Sunday, 23 June 2024

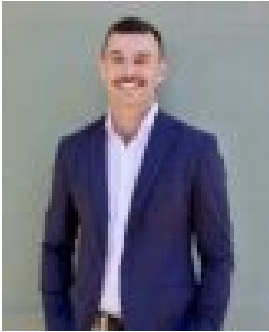
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Bedrooms: 3

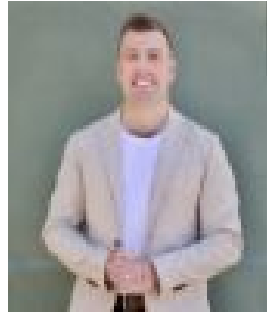
Bathrooms: 2

Parkings: 2

Type: Townhouse



James English
0240867172



Nick Stewart
0240867172

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/wDisclaimer: All information provided by Wilton Lemke Stewart in the marketing of a property for sale or lease has been sourced from various third-party outlets that we deem reliable. Nonetheless, Wilton Lemke Stewart cannot ensure its absolute accuracy, and we bear no responsibility and disclaim all liability for any errors, omissions, inaccuracies, or misstatements in the information provided. Prospective buyers and tenants are encouraged to conduct their own due diligence and rely on their own investigations. All images, measurements, diagrams, renderings, and data are indicative and for illustrative purposes only, subject to potential changes.