

6/8 Angophora Dr, Warabrook, NSW, 2304

wilton lemke stewart

Townhouse For Sale

Friday, 2 August 2024

6/8 Angophora Dr, Warabrook, NSW, 2304

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse

Put simply, modern townhouse living with ultimate convenience

Combining a modern dual-level layout with quality finishes and easy upkeep, this two-bedroom townhouse is perfect for first homebuyers, busy couples, and investors. Positioned at the end of the row in the pristine Majella Grove complex of just 11 homes, this property offers a sense of privacy and a private side garden. You'll love sipping your morning coffee on the rear deck with the sun streaming in meal prep is easy in the kitchen with its Caesarstone benchtops and quality appliances. Ducted a/c keeps the whole place comfy year-round, and the landing study nook is spacious enough for a lounge and TV, giving you a second spot to unwind. Convenience is key here with Warabrook Woolies and shopping centre literally across the road. Warabrook Station is nearby for an easy commute, plus, you can walk to the university in just 20 minutes. The 47 bus stops close by, taking you straight into town, and you're only seven minutes from Calvary Mater Hospital and the shops and cafes of Mayfield.

- End of row townhouse in pristine Majella Grove complex of 11
 - Lounge room on entry with bamboo floors, flows into open plan dining/kitchen
 - Caesarstone benches, gas cooktop, under bench oven, dishwasher
 - Easy access to covered deck and wrap-around garden for alfresco enjoyment
 - Single garage with convenient internal access
 - Two bedrooms, main with walk-in robe, anchor landing study and 3-way bathroom
 - Internal laundry and powder room
 - 130m - Warabrook Shopping Centre, 3 min (1.7km) Making Waves Early Education Centre
 - 1800m to Mayfield West Public School, 3.7km to Callaghan College, 3.2km to St Philip's Christian College
 - 15 minutes/7km - Newcastle Interchange, 18mins/11km Bar Beach
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- Council Rates: Approx. \$1,600 p/a.
 - Water Rates: Approx. \$750 p/a + usage.
 - Strata Rates: Approx. \$3,300 p/a.
 - Potential Rental Return: Approx. \$570 - \$600 p/w

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