

7/95 Park Avenue, Kotara, NSW 2289



Townhouse For Sale

Wednesday, 3 July 2024

7/95 Park Avenue, Kotara, NSW 2289

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Joe Olsen
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Corinna Michilis
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\$730,000 - \$800,000

This dual-level townhouse is perfect for starting out or investing, offering a fantastic floorplan and unbeatable convenience. With a northwest-facing orientation, you'll enjoy an abundance of natural light, and the leafy, established gardens at the front provide excellent privacy. Inside, the layout is well designed, featuring an air-conditioned lounge room and a separate kitchen and dining area upstairs. You'll find two bedrooms, including one with an ensuite, plus a spa bathroom. The verandah, accessible from the living area and main bedroom, adds a wonderful alfresco element. Downstairs, there's a pleasant surprise: a third bedroom and a laundry equipped with a third shower and toilet. It's rare to find a three-bedroom, three-bathroom townhouse, especially in such a central location. You'll be just a stone's throw from Westfield and the Homemaker Centre, making it easy to grab your groceries, enjoy a coffee, or catch a movie. The rooftop dining precinct offers cuisine from around the world. Plus, with bus stops just steps away, commuting to the city is a breeze.- Northwest facing townhouse in 'Parkwood' – a friendly community of just 20 homes- Air conditioned lounge room and robed main bedroom with ensuite open to verandah- Modern and spacious dining/kitchen, gas cooktop, electric oven- Second bedroom with built-in robe served by fully tiled spa bathroom- Third bedroom or study plus laundry with third toilet and shower on ground floor- Single lock up garage with convenient internal access- Step outside to bus stops, everyday essentials, specialty store and eateries- Handy location between the CBDs of Charlestown and Newcastle- Tenanted until October, happy tenant would love to stay, currently returning \$560pwWe have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.