

112/4 Avena Path, Waratah West, NSW, 2298



Apartment For Sale

Monday, 28 October 2024

112/4 Avena Path, Waratah West, NSW, 2298

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

The Grounds - where style meets location

If you're looking for the perfect blend of style and convenience, this stunning apartment in 'The Grounds' is just what you've been searching for. Right across from the University of Newcastle and expertly crafted by SNL Building Constructions, this two-bedroom, two-bathroom gem is low maintenance living at its best. Whether you're a first-time buyer, a busy professional, or an investor eyeing the lucrative student market, this property ticks all the boxes.

Step inside and you'll immediately notice the generous open-plan layout, flooded with natural light. Beat the Newcastle weather with climate-controlled comfort year-round, and when the sun's shining, your private balcony is the perfect spot for a morning coffee or evening wind-down. The kitchen boasts sleek stone benchtops, modern electric appliances, and a dishwasher to make cleanup easy. Storage is covered with built-in wardrobes, a spacious linen cupboard, and even a basement storage cage. Plus, the convenience of an internal laundry and secure underground parking makes daily life that much easier.

You will have quick access to all your shopping needs at Waratah Village and Stockland Jesmond and the central location allows you to be in town, the beach, or the freeway to Sydney or the Hunter Valley in just 15 minutes.

- Two bedder in The Grounds complex completed late 2019
- Open plan living filled with timber look floors and A/C providing climate control
- Caesarstone kitchen with electric hob, oven and dishwasher
- Sliding door access to a sheltered balcony for alfresco enjoyment
- Two carpeted bedrooms with built-in robes, main with ensuite (shower over bath)
- Main bathroom with shower plus internal laundry
- Single covered parking space and storage cage
- Solar panels
- Stroll across the road to University of Newcastle, 1800m to Calvary Mater Hospital
- On major bus route between Lake Macquarie and Newcastle city centre
- Potential rental return - \$520 to \$550 per week

Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.