

14 Avoca Cl, Waratah West, NSW, 2298



Sold House

Saturday, 7 December 2024

14 Avoca Cl, Waratah West, NSW, 2298

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Architecturally designed home in lifestyle location

Constructed in 2010 with great care and superb craftsmanship, this custom home exudes elegance and charm at every turn. Among the several features that give this home a distinctive and high-quality feel are two fireplaces, sandstone walls, and impressive timber beams with high ceilings. With private living areas on every floor, this large family home can accommodate everyone's needs.

Despite being near nearby local villages and situated in an urban area, this unique home gives the impression of being a million miles away. Elevated with wrap-around decks and serene bushland views, this roomy family home provides many comforts and lifestyle benefits. The super impressive roof lines and classic proportions of this architecturally designed home have been admired by many. All of this tucked away in a quiet cul-de-sac street, this home is the family haven you have been searching for.

Property Features:

- Architecturally designed home - Ironbark poles, Blackbutt and Turpentine timber floors, sandstone feature walls
- Three generous bedrooms all with built-ins & a home gym with sauna or possible fourth bedroom or additional living space
- Open plan living upstairs with modern kitchen with granite benchtops and quality Miele appliances
- Second living area on lower level
- Two large bathrooms - one on each level
- Wrap around entertaining deck with Northeast orientation plus second deck on lower level
- Two wood burning fires, ceiling fans, and air-conditioning throughout for seasonal comfort & a 13.2kW Solar panel system, reducing energy bills
- Double garage with remote door and internal access
- Approx. 582m2 block - private and natural bush setting
- Current plans that are hunter water approved for an 8m x 4m in-ground pool (still requires DA approval)
- Only a short walk to the Newcastle University and just a short drive to Calvary Mater & John Hunter Hospitals, Waratah shopping village, Newcastle's prestige beaches, Newcastle CBD, Link road, Hunter Expressway and many desirable schools, eateries and leisure complexes.

If you're looking for a family home that ticks all of your boxes in a great location, then this is the house for you!

Outgoings:

Council Rates - \$2,060 per annum approx.

Water Rates - \$795 per annum approx. Does not include usage.

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