

# 22 Avoca Close, Waratah West, NSW, 2298

LANE CAMPOS

## House For Sale

Tuesday, 24 December 2024

22 Avoca Close, Waratah West, NSW, 2298

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 626 m<sup>2</sup>

Type: House



Damian Rafty  
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## The Architectural Masterpiece

Our office is currently closed for the festive season. This property is for sale however we won't be able to show you through it until we reopen. The inspection will be on Saturday, 11th January.

For information including inspection times, pest/building reports, contract and all the important facts and figures, please send us an online enquiry and we will send you through all of the details.

Perched in a private position within a serene and secluded enclave, this family home is nothing short of breathtaking. From the moment you arrive, its graceful elegance and sunlit interiors create an irresistible first impression.

Surrounded by treetop views and serenaded by birdsong, this architecturally designed home offers soaring ceilings and a tranquil ambiance that invites relaxation. Warm timber floors and a neutral palette form the foundation of its cohesive, sophisticated design, with every detail reflecting timeless quality and style.

The expansive floorplan is thoughtfully crafted to suit modern family living, featuring multiple living zones that offer both space and versatility. At its heart lies the open-plan living, dining, and kitchen area - a stunning lifestyle hub where stacker doors dissolve boundaries between indoors and out, revealing a covered deck perfect for connection, celebration, and unwinding.

This home is more than a residence; it's a sanctuary of style, space, and serenity.

### Highlights:

- Four bedrooms - all with built-in robes
- Main bedroom with large ensuite and walk-in robe - oversized with sitting area
- Separate study
- Split system air conditioning and ceiling fans
- Built in 2003
- Solar panels - approx. 12 panels on roof
- Approx. 626m<sup>2</sup> block
- Located at the end of a cul-de-sac - the only neighbours are on one side.
- Quiet, second living space on upper level
- Open-plan kitchen with quality appliances, timber counter tops and island bench
- Generous covered deck overlooking the rear garden and bushland
- Renovated family bathroom with freestanding luxe bathtub and separate shower
- Double garage with remote door and internal access

### Here and there:

- School catchment: Waratah West Public School - 16min walk (1.2km), Callaghan College Waratah Campus - 9min drive (3.8km), Callaghan College Jesmond Senior Campus - 5min drive (2.7km)
- Water Board Bowling Club: 2min walk (100m)
- University of Newcastle: 18min walk (1.3km)
- Jesmond Central: 6min drive (2.9km)
- Morpeth Road Reserve Playground: 22min walk (1.5km)
- North Lambton Dog Off-Leash Area: 14min walk (950m)
- Newcastle CBD & beaches: 20min drive (8.9km)
  
- Approx. weekly rental return: previously returning \$1,000
- Approx. council rates per quarter: \$515
- Approx. water rates per third: \$270 (not incl. usage)

For more information, please contact Dave Lane or Damian Rafty on 4967 6770.

**Disclaimer:**

All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.