

26 Catherine St, Waratah West, NSW, 2298

LANE CAMPOS

House For Sale

Tuesday, 26 November 2024

26 Catherine St, Waratah West, NSW, 2298

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House



Damian Rafty
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The Dual-Living Delight

This delightful property has been tastefully updated, blending modern convenience with its original charm—think polished floorboards and a decorative fireplace that brings warmth to the space. Featuring two fully functional units under one roof, this is perfect for extended families, investors, or anyone seeking extra rental income. Its location seals the deal: moments to the University, Calvary Mater Hospital, Newcastle's bustling city centre, and a choice of beaches.

Outside, you'll find a spacious, inviting yard surrounded by greenery, offering a peaceful retreat for relaxation or entertaining. The home's cute and charming facade gives it undeniable street appeal, while the versatile outdoor area caters to all your lifestyle needs.

This is more than a home—it's a flexible opportunity in a highly sought-after area!

Highlights:

- Two Bedrooms- One in each unit - both with built-in wardrobes
- Both units have updated kitchens with stainless steel appliances
- 2 bathrooms - One with bathtub
- Period details - polished floorboards and picture rails throughout
- Split system air-conditioning in both living rooms
- Main bedroom with spacious sunroom
- Spacious, established back garden - with garden shed and free-standing workshop with power and lighting
- Ample parking - carport and lockup garage

Here and there:

- University of Newcastle – 10min walk (800m)
- Calvary Mater Hospital – 11min walk (800m)
- Braye Park – 18min walk (1.2km)
- Waratah Village – 6min drive (2.3km)
- Newcastle beaches – 16min drive (9km)

- Approx. weekly rental return: Unit 1: In the vicinity of \$450, Unit 2: In the vicinity of \$350
- Approx. council rates per quarter: \$542
- Approx. water rates per third: \$300 (not incl. usage)

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

Disclaimer:

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