

**1/42 Coolamin Rd, Waratah, NSW, 2298**

LANE CAMPOS

**Unit For Sale**

Wednesday, 20 November 2024

1/42 Coolamin Rd, Waratah, NSW, 2298

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Damian Rafty  
0249676770

## The Perfect Position with Charm!

This ground-floor gem offers the best of both worlds with period details including picture rails and polished floorboards, paired with fresh, modern updates throughout. The spacious two-bedroom layout is enhanced by a bonus sunroom, perfect for morning coffee or an inspiring workspace. Recently painted and refreshed, this home is move-in ready with style to spare.

An updated bathroom, a well-equipped kitchen, and a lockup garage add to the appeal, making life easy and comfortable. With the added benefit of being on the ground floor, accessibility is a breeze. Whether you're starting out or seeking a smart investment, this property has it all.

### Highlights:

- Two bedrooms - both with built-in wardrobes
- Split system air-conditioning in main bedroom and living room
- Sunroom off living room - perfect for a home office or study
- Period details - picture rails and timber floorboards
- Updated bathroom with stylish subway tiles
- Updated kitchen with dishwasher and outdoor access
- Lockup garage

### Here and there:

- School catchment: Waratah Public School – 2min walk (190m), Callaghan College Waratah Campus – 10min walk (750m)
- Waratah Village – 8min walk (600m)
- Coolamin Road Reserve Playground – 2min walk (180m)
- Braye Park – 9min walk (600m)
- Georgetown cafes – 12min walk (850m)
- Calvary Mater Hospital – 12min walk (800m)
- Newcastle CBD & beaches – 16min drive (8km)
- Approx. weekly rental return: in the vicinity of \$530
- Approx. council rates per quarter: \$438
- Approx. water rates per third: \$262 (not incl. usage)
- Approx. strata rates per quarter: \$1,314.20

For more information, please contact Dane Lane and Damian Rafty on 4967 6770.

### Disclaimer:

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