



258 Park Avenue, KOTARA, NSW 2289

Room to Grow, Relax and Entertain in the Heart of Kotara

Perfectly suited to growing families, savvy investors, or buyers seeking extra versatility, this charming brick and tile residence offers far more than meets the eye. Positioned on a generous 494sqm block, the home blends classic construction with thoughtful modern updates, delivering a comfortable lifestyle in an exceptionally convenient location.

Inside, fresh interior painting throughout and a beautifully renovated bathroom give the home a crisp, modern feel, creating a light and welcoming atmosphere the moment you step inside. The flexible floorplan offers three dedicated bedrooms, while two additional rooms provide endless possibilities â## whether you need extra bedrooms, a home office, a kids' rumpus room, or your own private media retreat.

The contemporary U-shaped kitchen sits at the heart of the home, complete with updated appliances, a practical breakfast bar for quick meals, and an adjoining dining area perfect for relaxed family dinners. Outside, the spacious backyard offers plenty of room for children and pets to play, while also presenting the opportunity to create your own outdoor oasis.

With wide side access to the yard and a location that places everyday amenities just moments away, this is a home that effortlessly balances comfort, space, and convenience.

TYPE: For Sale
INTERNET ID: 124P2578
SALE DETAILS
PREVIEW

CONTACT DETAILS
Elders Advantage Group
 2/8 Billbrooke Close
 Cameron Park, NSW
 02 4013 1929
Jack Wright
 0411 654 854

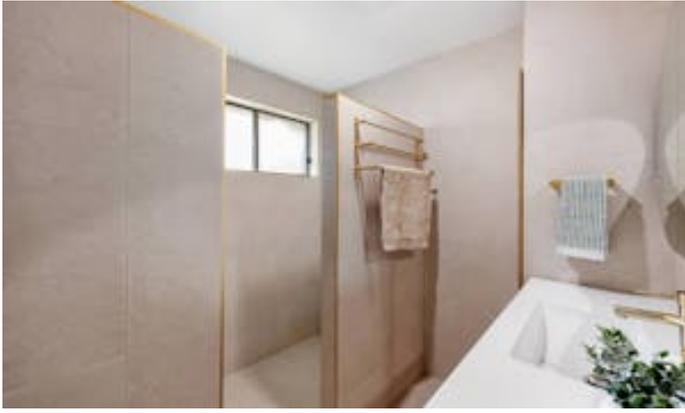
Key Features:

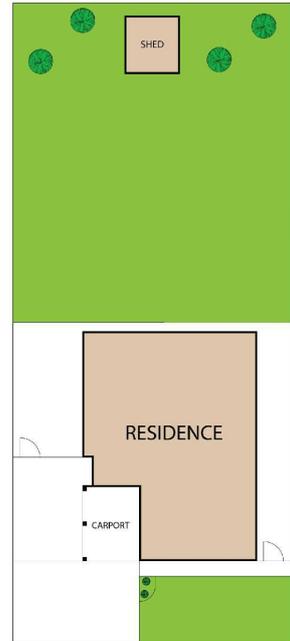
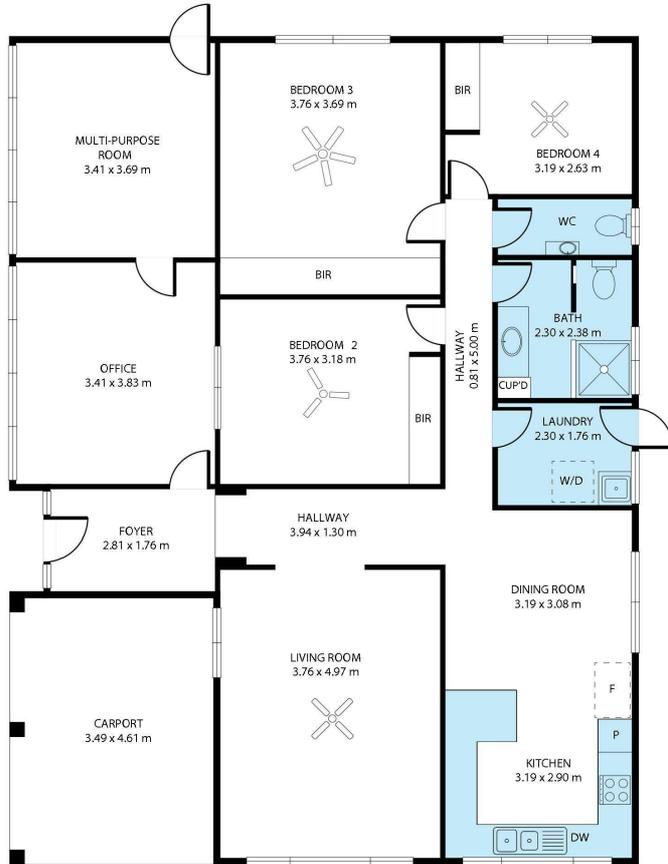
- Solid brick and tile home on a 494sqm block
- Three well-proportioned bedrooms
- Two additional versatile rooms â## potential for up to five bedrooms, home office, rumpus or media room
- Separate family/media room perfect for movie nights
- Beautifully renovated bathroom with additional toilet
- Fresh interior painting throughout creating a bright, modern feel
- Large contemporary U-shaped kitchen with updated appliances
- Breakfast bar for quick meals and adjoining dining area for family dinners
- Wide side access to the backyard
- Carport accommodation

Perfectly positioned just a short stroll to Westfield Kotara and only a 15-minute drive to Lake Macquarie, Newcastle CBD and the stunning beaches of Newcastle, the convenience of this location is truly unmatched. This is a fantastic opportunity to secure a versatile family home in one of the region's most accessible pockets.

- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1







258 Park Avenue, Kotara

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate in metres and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



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