



15 Wallace Street, KOTARA, NSW 2289

Appealing Parkland Outlook, Sought-After New Lambton Side of Kotara

Perfectly positioned opposite picturesque parkland and a family play area, this charming three-bedroom home offers an inviting lifestyle in one of the area's most popular suburbs. Enjoy relaxed mornings on the front verandah overlooking the park, a sunny lounge room with polished floorboards, and a spacious family/dining area that flows beautifully to the paved outdoor entertaining space and backyard, ideal for family living and entertaining.

Inside, the front living room opens through sliding glass doors to a balcony that captures lovely views of the parkland and play area opposite. The home enjoys plenty of natural light throughout, complemented by polished timber floors and a neat, functional kitchen featuring a glass cooktop, under-bench oven, wall cupboards and a double-door pantry. The generous family and dining area flows out to a paved entertaining space overlooking the established gardens, perfect for relaxing or entertaining outdoors. There are three well-sized bedrooms, two with built-in wardrobes, and a modern tiled bathroom that offers excellent space and potential to reconfigure if desired.

The home is in need of a little work here and there, but overall it's a solid weatherboard property in a highly sought-after location on the New Lambton side of Kotara. It offers a fantastic opportunity to update and add your own touches while enjoying an excellent

TYPE: For Sale

INTERNET ID: 92P1336

SALE DETAILS

\$790,000 to \$850,000

CONTACT DETAILS

**Elders Real Estate
Newcastle & Lake
Macquarie**

1/125 Elder Street
LAMBTON, NSW
02 4952 3744

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0407 432 614

position opposite parkland and close to all local conveniences.

Walk to Blackbutt Reserve, Blackbutt Hotel and Blackbutt Shopping Village and it is only minutes away from Westfield Kotara and the Kotara Homemaker Centre.

The home offers:

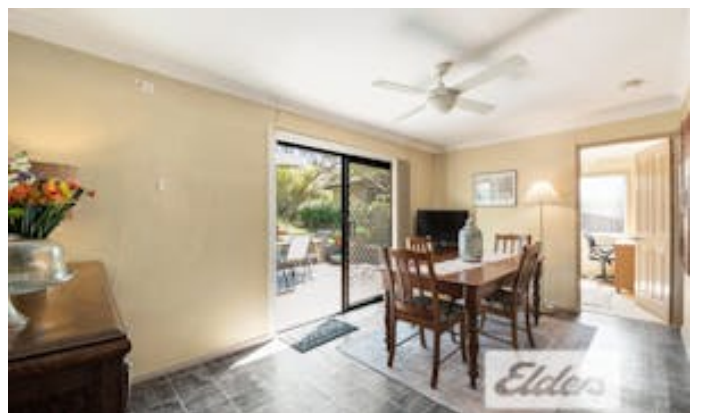
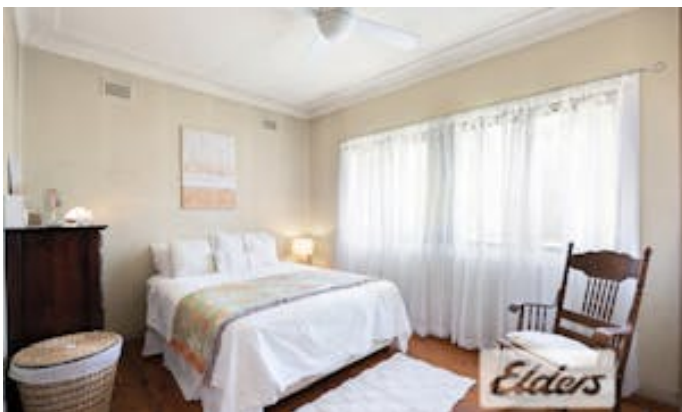
- Attractive Parkland and Play Area Opposite,
- Front Verandah overlooking Park,
- Sunny Lounge Room,
- Split System Air Conditioner,
- Sliding Glass Door to Balcony,
- Polished Floor Boards,
- 3 Bedrooms (2 With Built-ins Wardrobes),
- Ceiling Fans in all 3 bedrooms,
- Spacious Tiled bathroom,
- Separate Toilet,
- Good Kitchen with Electric Cooktop & Under-bench Oven,
- Family Room/Dining Overlooks Grounds,
- Paved Outdoor Area off Family/Dining,
- Tidy Laundry,
- Garage with Studio/Workshop.

In zone for New Lambton Public School and Lambton High School and very handy to Kotara Railway Station and Public Transport.

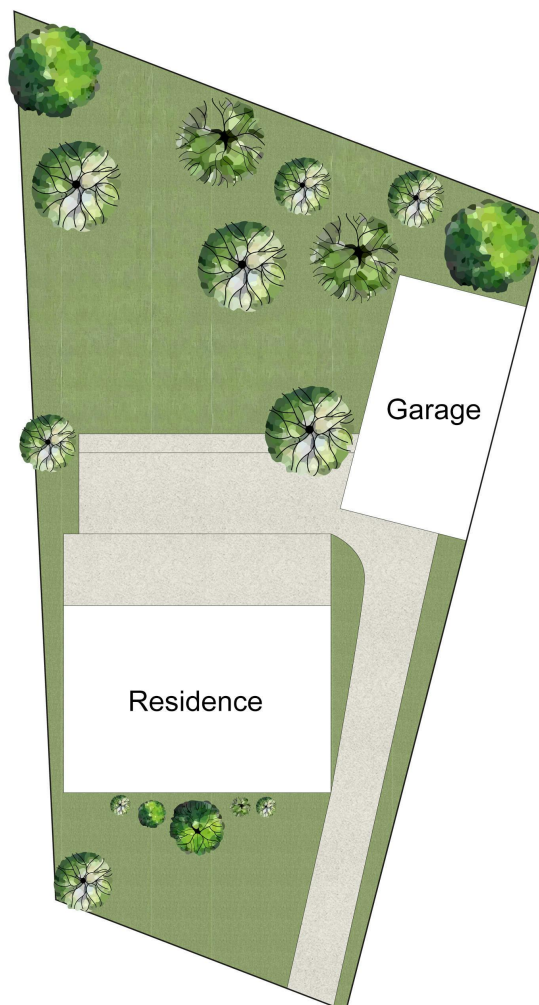
We do have a Pest and Building Report available for your perusal if you wish.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 582.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







Site Plan (Not To Scale)



TOTAL: 94 m2

Floor And Site Plans Are Provided For Marketing Purposes Only. Measurements Are Approximate And Not To Scale. Interested Persons Should Rely On Their Own Enquires.

