



169 Charlestown Road, KOTARA SOUTH, NSW 2289

A Rare Offering – Cherished Family Home with Stunning Gardens & Views

First time offered in over 60 years, this is a once-in-a-generation opportunity. This beautiful, classic Art Deco family home is set amongst stunning established gardens and captures breathtaking views. A home that truly speaks to the heart, it radiates warmth, character and timeless appeal. Step inside and be amazed, this is a property that is genuinely something special.

This well-presented home features four generous bedrooms and a well-maintained bathroom, offering plenty of space for comfortable family living. The kitchen with adjoining meals area provides a practical space for everyday use, while the formal lounge and dining rooms are perfect for entertaining. A light-filled sunroom captures the filtered sun and overlooks the gardens, creating a relaxing space to unwind. Additional features include a garage with laundry and shower, an elegant art deco staircase, and timeless ivory door handles that highlight the home's classic style and quality craftsmanship.

Step outside onto the rear deck and be greeted by what feels like your very own botanic gardens, beautifully manicured, meticulously maintained, and truly breathtaking. It's a peaceful and private outdoor sanctuary, perfect for relaxing or entertaining while taking in the stunning distant views that stretch all the way to Merewether. Beneath the home, generous under-house storage, a workshop, and a multipurpose room provide

TYPE: For Sale

INTERNET ID: 92P1348

SALE DETAILS

Guide \$1,250,000 to \$1,350,000

CONTACT DETAILS

**Elders Real Estate
Newcastle & Lake
Macquarie**

1/125 Elder Street
LAMBTON, NSW
02 4952 3744

Scott Richardson
0407 432 614

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

exceptional flexibility and space for hobbies or additional storage. All of this is set on a substantial 1050sqm block, offering endless possibilities in an enviable location.

Close to several well-regarded schools including Kotara South Public School (3 mins) and Kotara High School (7 mins). Multiple shopping choices include Charlestown Square Shopping Centre and Westfield Kotara (5 mins). Points of interest include the John Hunter Hospital (3 mins), Blackbutt Reserve (4 mins), while being an easy drive to the Newcastle Inner City Bypass, Pacific Motorway, Hunter Expressway, Lake Macquarie and Newcastle CBD.

The features of this property are as follows:

- 4 Generous Bedrooms
- Formal Lounge Room
- Family Room
- Formal Dining Room
- Bathroom with bath, vanity, and Toilet
- Kitchen with Meals Area
- Art Deco Staircase
- Laundry and Shower at Rear of Garage
- Separate Toilet
- Under House Storage / Workshop
- Covered Verandah with Stunning Views
- Open Verandah Entertaining Area
- Single Garage
- Half Circle Driveway for Easy Access
- Stunning Established Gardens
- Art Deco Features such as Ivory Door Handles
- Gable Dormer Windows
- Split System Air Conditioning
- Ceiling Fans
- 1050msq block

Potential Rent - \$900 per week.

Council (land) Rates - \$556.76 approx. per quarter.

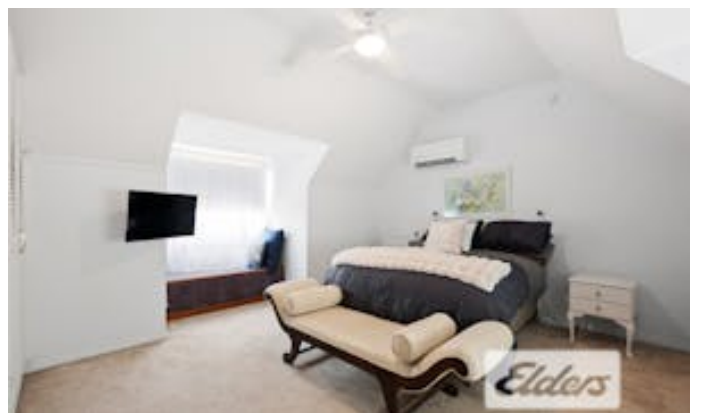
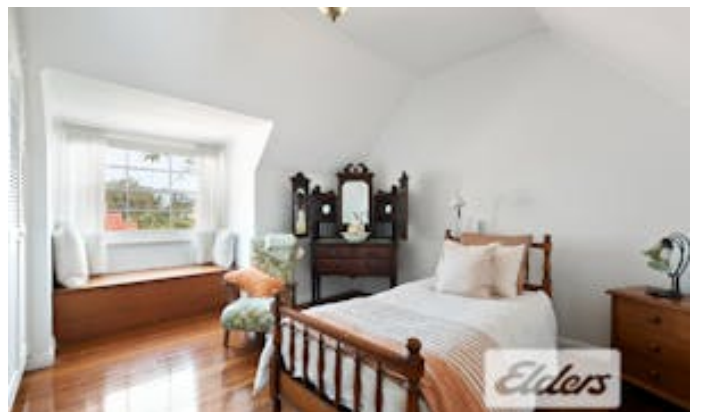
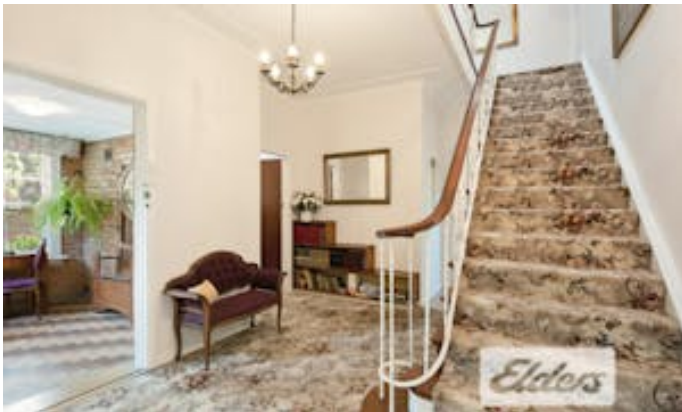
Water Rates - \$229.32 approx. per third + usage.

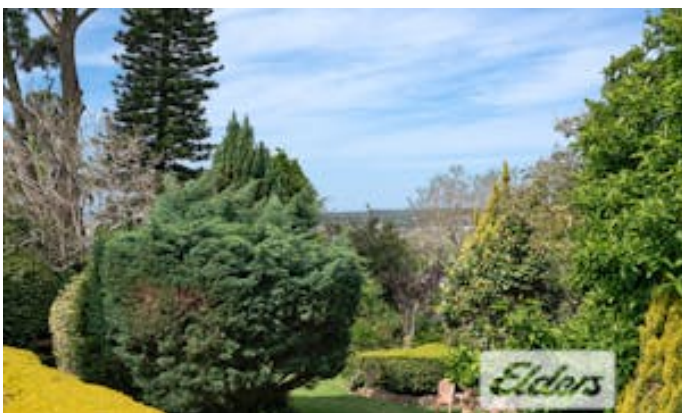
A copy of the contract for sale is available upon request for your information.

- Land Area 1,050.00 square metre
- Bedrooms: 4

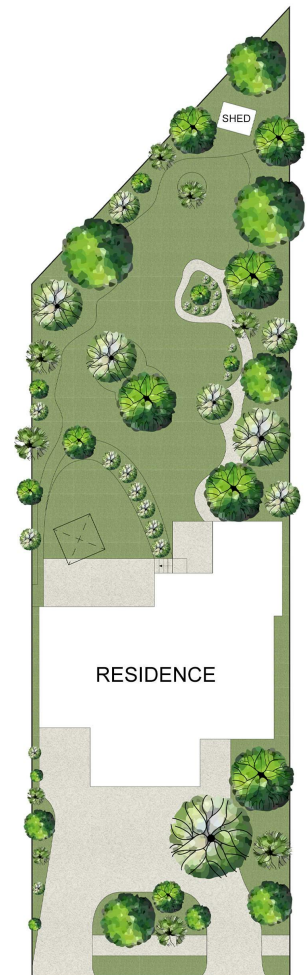
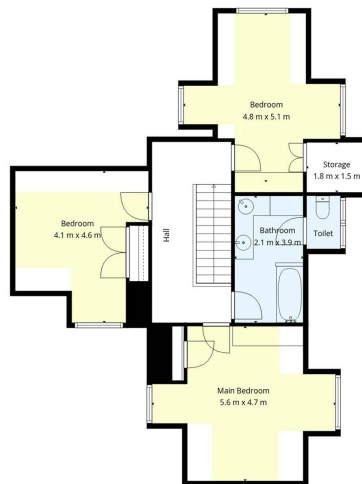
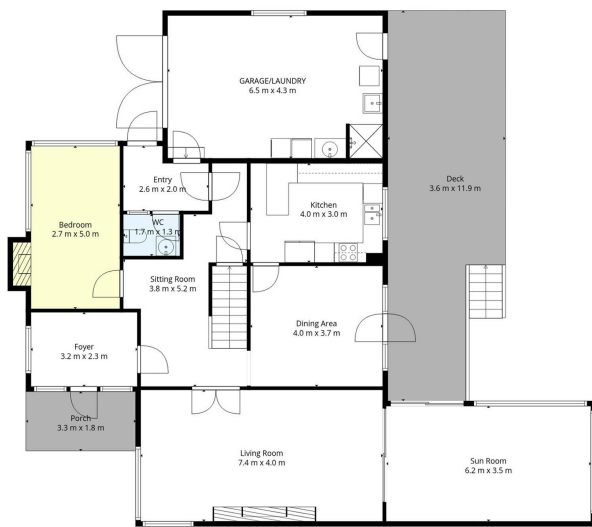
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- Bathrooms: 2
- Single garage





169 CHARLESTOWN ROAD, KOTARA SOUTH



Floor 1

Floor 2

TOTAL: 220 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 Enquiries.