



## 11 Edith Street, WARATAH, NSW 2298

### Classic Gable Style Home with Character on Generous Grounds

Step into a home with loads of character. There are beautiful leadlight feature windows and high ornate ceilings, this interesting residence captures the elegance of a bygone era while offering plenty of space to enjoy. Set on a generous block with convenient driveway access, the property presents an outstanding opportunity for families, investors, or those seeking a home with enduring appeal in this very convenient suburb.

Offering enormous potential to add value and make it your own, this home would benefit from some tender loving care and modernising throughout, providing the perfect canvas for renovators and buyers with vision. A sunny rear deck creates an ideal spot to relax or entertain while overlooking the spacious grounds, enjoying a pleasant outlook and plenty of natural sunshine.

This attractive home is rich in character, featuring generously proportioned rooms, and an original decorative fireplace complemented by beautiful leadlight feature windows in the lounge room. A central hallway leads to a separate dining room positioned adjacent to the kitchen. Accommodation includes two spacious double bedrooms, along with a smaller third bedroom located off the rear entry/study area, offering flexibility for use as a bedroom, home office, or hobby room.

**TYPE:** For Sale

**INTERNET ID:** 92P1423

**SALE DETAILS**

**\$795,000**

**CONTACT DETAILS**

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LAMBTON, NSW  
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Conveniently positioned, the property is just minutes from local shops, schools, transport, and the Mater Hospital, the University of Newcastle Callaghan Campus and other everyday amenities ensuring a lifestyle of ease and accessibility. There may even be potential for a Granny Flat in the back yard.

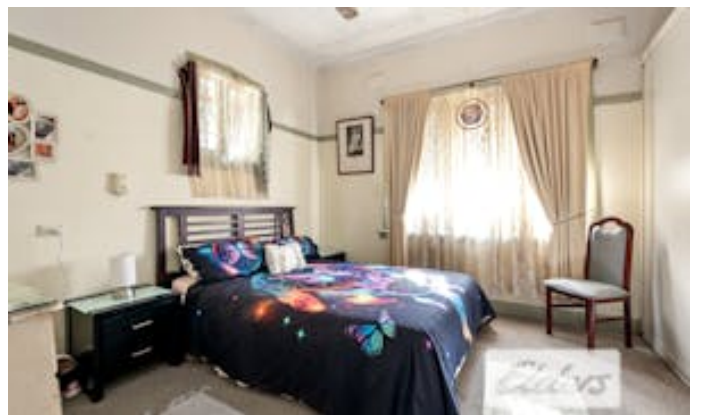
This home has:

- \* Double Gable Frontage,
- \* 660sqm Grounds,
- \* 3 Bedrooms, 2 with Built-in Wardrobes,
- \* Decorative, High Ceilings,
- \* Leadlight Features,
- \* Decorative Fireplace in Lounge Room,
- \* Dining Room,
- \* Floor Boards,
- \* Tiled Bathroom, with Shower over Bath, and Vanity and Toilet,
- \* Good size Timber Kitchen with plenty of Storage,
- \* Split System Air Conditioner in Lounge Room,
- \* Decorative Timber Awnings over some Windows,
- \* Ceiling Fans,
- \* Entertaining Deck,
- \* Downstairs Laundry,
- \* Storage Area Unit.
- \* Rental Potential of \$600p.w.
- \* Currently Tenanted

This home will appeal to buyers wanting the convenience of a central location and the chance to do their own thing on a home with character.

Ring or Email anytime to arrange an inspection of this interesting opportunity.

- Land Area 660.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2







11 Edith Street, Waratah

House Internal Area Approx: 142m<sup>2</sup>



Disclaimer for Real Estate Drafting. These plans are to be used for advertising purposes only. Interested persons should rely on their own enquiries.