



45 University Drive, WARATAH WEST

Family Size Grounds and Plenty of Potential.

This home has been a family home for many years and with a little imagination this three bedroom home will become a comfortable and convenient residence for the right buyer into the future.

There is plenty of room for a deck off the Eat-in Kitchen and the downstairs Games Area with Storage Cupboard is ideal for the children.

This home has:

- Wide front verandah,
- 3 Bedrooms with Built-in Wardrobes,
- Polished Floors in the Lounge Room,
- Tiled Kitchen Floor,
- Pantry, Cook-top, Wall Oven,
- Bathroom with Separate Shower and Bath,
- Separate Toilet,
- Downstairs Laundry,
- Games Room with Storage,
- Carport

TYPE: Sold

INTERNET ID: 18504312

SALE DETAILS

\$480,000-\$510,000

CONTACT DETAILS

**Elders Real Estate
Lambton (N'cle)**

2/125 Elder Street
NEWCASTLE, NSW
02 4952 3744

Steve Cucumanovski
0402 138342

Good Size 550.1sqm Grounds with a 16.1m frontage to University Drive

From this property you can Walk to the Forum for a Swim and Exercise Classes if you wish or Go for a jog at the nearby Sporting Fields.

Handy to Waratah, Mayfield or Jesmond Shopping Centres and the Mater Hospital is just minutes away and of course the University of Newcastle is across the road.

If this home suits your need just let your creative skills flow and add your own touches, a little TLC will do wonders.

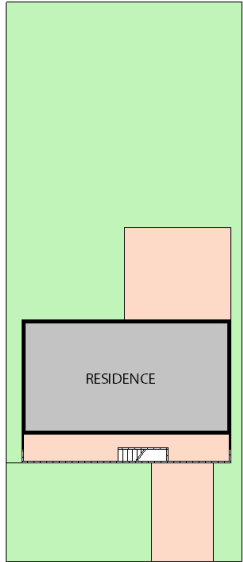
Email or ring anytime if you wish to arrange an inspection of this property.

Other features: Built-In Wardrobes, Close to Transport, Polished Timber Floor, Terrace/Balcony

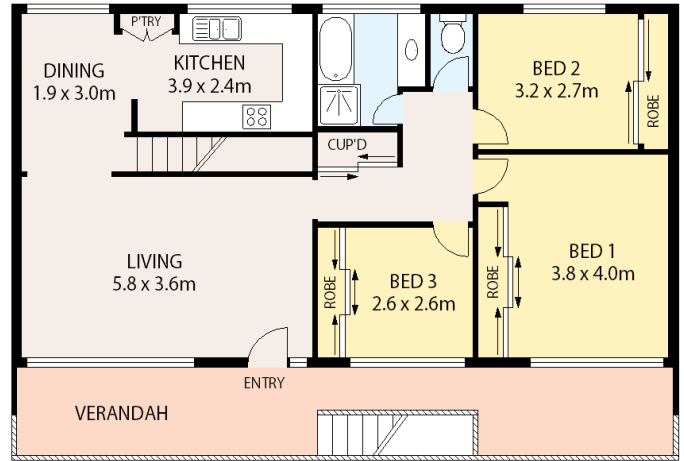
- Bedrooms: 3
- Bathrooms: 1
- Single carport



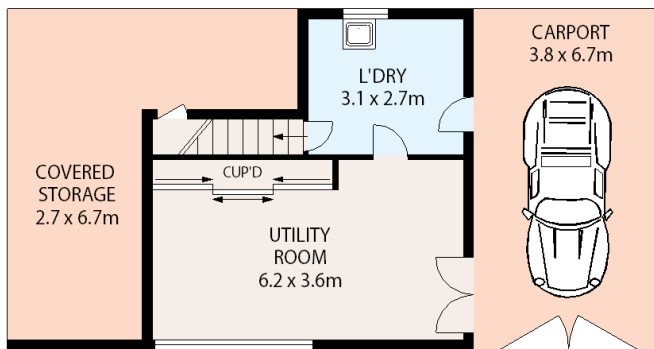




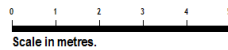
SITE PLAN (NOT TO SCALE)



UPPER LEVEL



LOWER LEVEL



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.



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