

28 Angus Avenue Waratah West NSW

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Solid weatherboard and tile two bedroom cottage set forward on 506m2 block with easily arranged rear access for possible flat (STNCC approval). Neatly gravelled underneath and elevated on piers, there is convenient access for services. Side drive to lock up garage at the rear of the house offers many options for future backyard vehicle access and the back fence abuts Primary School open space.

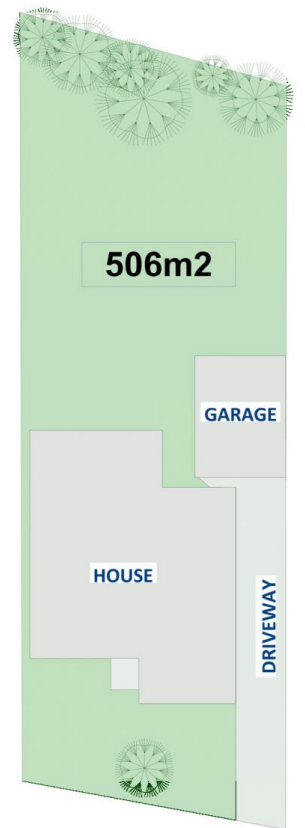
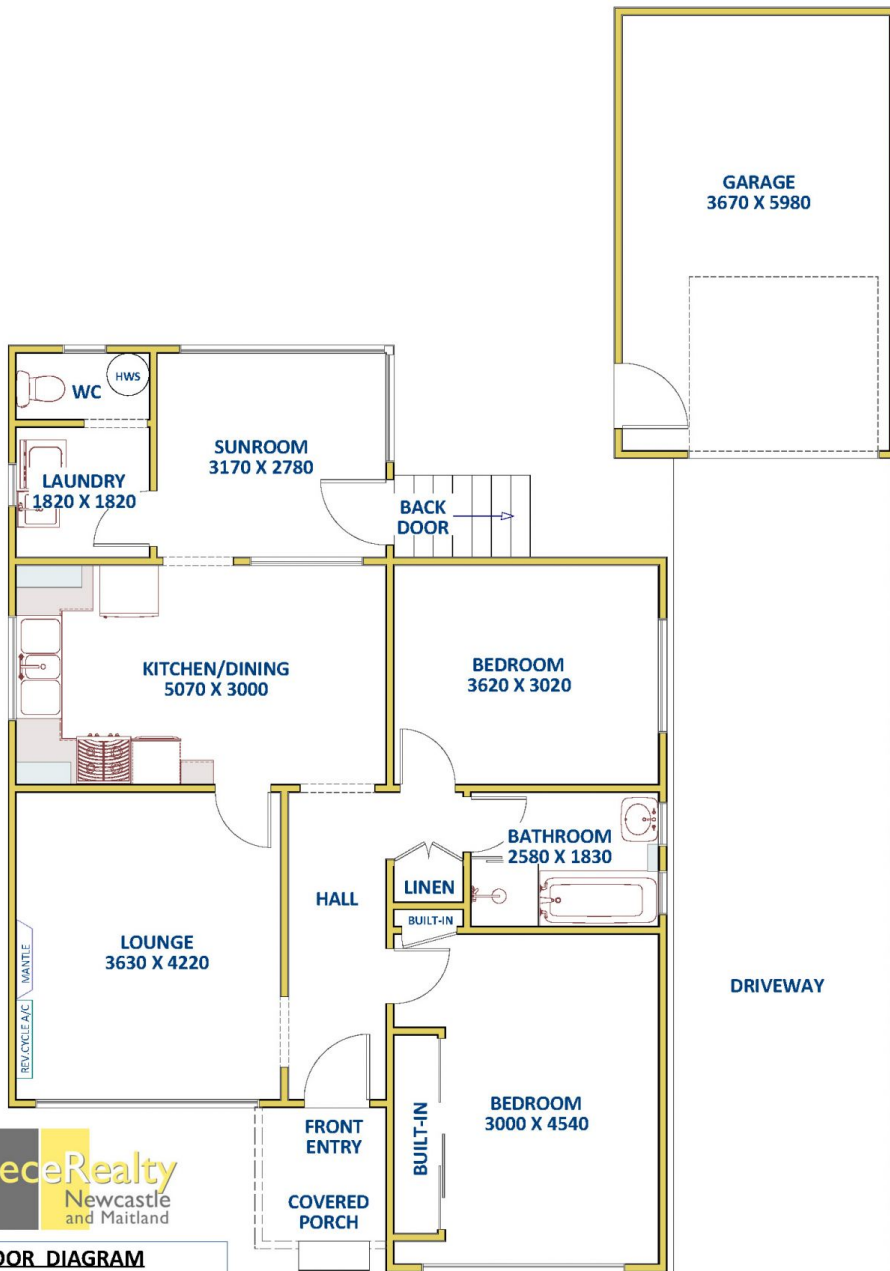
Entry is from the covered front porch into a wide hall presenting doors on the right to two queen size bedrooms positioned either side of the neat bathroom with large bath, separate shower and pedestal basin. The main bedroom includes a 2.8m built-in wardrobe with further storage in a linen cupboard outside the bathroom.

To the left of the hall is the spacious lounge with reverse cycle air conditioning and lovely art deco mantle from the

Price : \$ 727,500
Land Size : 506 sqm
View : <https://www.reecerealty.com.au/sale/nsw/newcastle-region/waratah-west/residential/house/7923299>



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**FLOOR DIAGRAM
NOT TO SCALE**

This drawing has been prepared for marketing purposes. Dimensions are a guide only.

Internal Living Area
approx. 93m²

**28 Angus Avenue,
WARATAH WEST**

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