



### 14 Acacia Avenue Waratah West NSW

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This stunning brick & tile home built in 1990 - post earthquake, has been loved and lived in by the same family it was built for 35 years ago. Set on 569m2, this near level block is located in a quiet street and offers plenty of off-street parking (up to four vehicles undercover). There are established and well-maintained lawns and garden ready for the professional, downsizer or investor.

**Price** : \$ 880,000

**View** : <https://www.andrewmcgrathfn.com.au/sale/nsw/newcastle-region/waratah-west/residential/house/8036102>

This outstanding property offers three bedrooms; two living areas, modern kitchen with 40mm Caesar stone bench-tops and separate dining. Three-way bathroom, loads of storage, two split system air conditioners, ducted vacuum, plantation shutters, solar hot water, two garden/tool sheds and a large undercover entertainment area just to mention a few attractive features.

Did I mentioned the garage at the rear is insulated and air conditioned? What about the 3mx3m "Bar" shed and bar



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<https://www.andrewmcgrathfn.com.au>

# 14 Acacia Ave, Waratah West, NSW

Main Floor Interior Area 124.43 m<sup>2</sup>



Site Plan

Front

Back



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Measurements are approximate and are to be used only as a guide