



7/250 Park Avenue Kotara NSW

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Tucked away amidst beautiful established gardens, this easy care two bedroom villa awaits its new owner. Conveniently located to Kotara train station, park & tennis courts, Kotara Westfield, and Homemakers Centre. This home has a lot to offer for a first homebuyer, downsizer, or investor. With its generous new kitchen, lounge, and dining rooms, two spacious bedrooms & a large bathroom.

Spring has come early, showcasing the lovely private rear courtyard in full bloom. You will be surrounded by a wonderful array of lifestyle amenities, including Joslin Street Shops and Cafes or catch the bus at your door to get to the beach, CBD, Charlestown or access the city bypass at the top of your street to the John Hunter Hospital and Lake Macquarie.

- Brick and tile villa with security screens on all doors
- Single garage with remote controlled door, accessed internally to the large laundry
- Split system air-conditioning + gas bayonets inside and out
- Newly installed Kinsman kitchen with Stone benchtops, Induction cooking & new appliances

Price : \$ 625,000

View : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/kotara/residential/villa/7713526>



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All measurements are indicative and shown in metres. It is not an exact replica of the property internally or externally.
Interested parties should not rely wholly on these plans and make their own enquiries.