



11/312 Park Avenue Kotara NSW

3 **2** **1**

Perfectly positioned to Westfield Kotara, local shops, cafes and parks, these just built, high quality collection of townhouses are designed to provide a desirable lifestyle of refined yet low-maintenance living.

Set over two levels, these homes have been perfectly designed to separate the living and sleeping zones, with three bedrooms and a family bathroom on the upper level while a spacious open plan living and kitchen area dominating the lower floor.

The stunning kitchen gives a fresh and timeless appeal with beautiful stone benchtops and island bench, Kleenmaid appliances including dishwasher, 4 burner gas stove top and electric oven. As well little extras including oversized fridge space with plumbing and soft closing doors and drawers.

The appeal continues with wood look flooring to the lower level and ample living area which flows to the outside entertaining space to the fully fenced yard giving you your own sense of privacy and quiet.

Price : \$ 830,000

View : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/kotara/residential/townhouse/7831449>



Phillip Swan
4957 6166



Amanda Swan
02 4957 6166



GROUND FLOOR

Total Area 154.65m²



FIRST FLOOR

11/312 PARK AVE KOTARA

CRAWFORD
REAL ESTATE

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.