



### 3/17 Bakeri Circuit Warabrook NSW

2  1  1 

Step inside this newly renovated 2 bedroom villa and be surprised by what you will find!

Freshly painted and new flooring throughout, this smartly presented villa offers:

- 2 bedrooms, both with built in robes, master with a beautiful bay window.
- Spacious airconditioned lounge
- Kitchen with electric cooking facilities and separate dining room
- Family bathroom includes separate bath and shower
- Fully fenced yard - ideal for children to play with room for the swing set plus more!
- A single garage completes this home.

Convenient to Warabrook Shopping Centre, wetlands reserve, train station and footbridge to Newcastle University, close proximity to the amenities of Maitland Road with the convenience of excellent transport links, parks and sporting fields. Moments to the Mater Hospital, Waratah Village, Hunter TAFE and approx. 7kms to Newcastle CDB and pristine beaches.

**Price** : \$ 570,000

**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/warabrook/residential/villa/7905292>



**Phillip Swan**  
4957 6166



**Amanda Swan**  
02 4957 6166



**3/17 BAKERI CCT WARABROOK**

**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.