



### 36 Kimian Avenue Waratah West NSW

3 1 3

#### NEW FLOORING AND BLINDS THROUGHOUT

This three bedroom home is well set out on a large block with easy access to public transport and has just had new flooring and new blinds installed.

#### OFFERING:

Ample sized lounge room plus study nook  
Kitchen offering electric appliances PLUS eat in dining area

All bedrooms are located to the right hand side off the house and feature built-in wardrobes.

The bathroom consists of a bath, shower and vanity.

The laundry is situated at the rear of the house.

The property has a large undercover area, ideal for all year round entertaining with stairs leading up to a fully fenced, grassed backyard.

A single lock up garage complete this lovely property PLUS off street parking for an additional 2 cars

PETS on application (NO DOGS)

6 or 12 month lease

Avail NOW

View : <https://www.crawfordrealestate.com.au/lease/nsw/newcastle-region/waratah-west/residential/house/7930360>



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