






### 3/130 Charlestown Road Kotara NSW

3  2  2 

Modern townhouse with the best yard and sunniest aspect!

This 3 bedroom townhouse with high end finishes is centrally located in Kotara, offers:

- Main bedroom with ensuite, WIR, ceiling fan and split system to keep cool on hot summer nights
- Two other queen size bedrooms both with large mirrored built-ins and ceiling fans
- Additional study nook off entry
- Light filled, open plan lounge room offers air conditioning, ceiling fan and gas heating connection
- Large family kitchen with gas cooking, double sink, dishwasher and stone tops
- Family bathroom with oversize bathtub to relax after a long week or perfect for the little ones
- Convenient downstairs powder room/3rd toilet off living area
- Tidy oversize European laundry and loads of broom and linen storage
- Single garage with auto remote opening, and internal entry and 2nd carspace next to unit is reserved just for your use. Additional garden shed for the avid gardener or handy person.

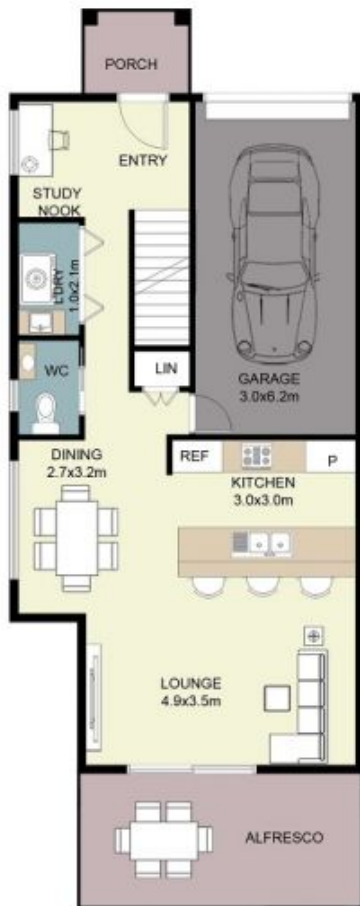
**View** : <https://www.crawfordrealestate.com.au/lease/nsw/newcastle-region/kotara/residential/townhouse/7940101>



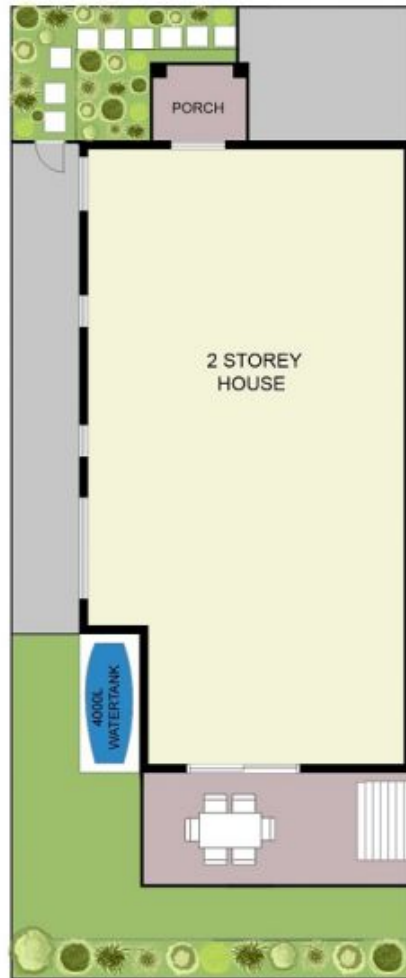
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UPPER FLOOR



LOWER FLOOR



SITE PLAN

TOWN HOUSE INTERNAL SIZE : 125 m<sup>2</sup>  
 COURTYARD SIZE : 40 m<sup>2</sup>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.