



## 58 Gregory Parade Kotara NSW

2 1 2

An immaculately presented weatherboard and tile home positioned on the high side of the street with a leafy outlook from the front covered veranda.

Light and bright and recently updated throughout with new window and floor coverings and a fresh coat of paint, this property is sure to delight.

A spacious living room leads to the open plan kitchen with gleaming white cabinetry, generous bench space, double door pantry and space for a large fridge. The adjoining dining area is bathed in light with windows on the northern and eastern walls.

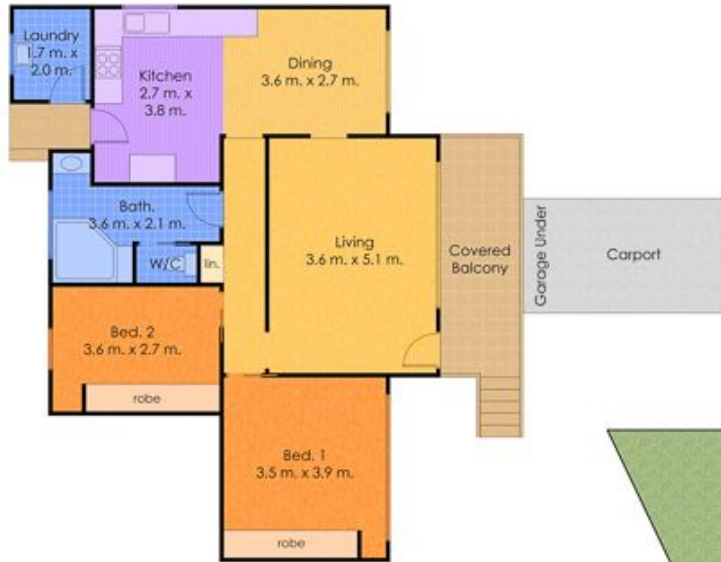
Cleverly separated, the bedrooms and bathroom are accessed from the central hall with the bathroom boasting a corner spa bath, vanity with storage and separate WC. Both bedrooms include fitted built in robes with the main bedroom being King sized.

The laundry is conveniently located off the back porch and only steps from the clothes line.

**Price** : \$ 472,200  
**Land Size** : 474 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/kotara/residential/house/5661281>



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Floor Plan  
Total Internal Floor Area: 81 sqm



Site Plan  
Not to Scale



58 Gregory Pde.,  
Kotara

0 m. 1 2 3 4 5



Measurements and direction of north are approximate and are to be used as a guide only.