



56 Kimbarra Close Kotara NSW

3 1 2

Sunshine abounds this charming 3 bedroom home, located in a quiet sought after tree lined cul de sac, within minutes' drive to JHH, Westfield & Charlestown Shopping centres, and ticking all the boxes for easy open plan living. Entertaining is a breeze with the modern updated kitchen, adjoining the dining room, which opens easily to the undercover entertaining deck and landscaped terraced backyard. Formal lounge room and sunroom, with polished timber floors, high ceilings, decorative dado rails and ornate plasterwork features. The three large bedrooms are separated from the living rooms, the master offering built in robes. A huge bonus is the modern renovated bathroom with full bathtub, separate shower and separate WC. Downstairs you will find the double lock up garage and work studio, plus additional sub floor storage.

Price : \$ 505,000
Land Size : 619 sqm
View : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/kotara/residential/house/5661349>

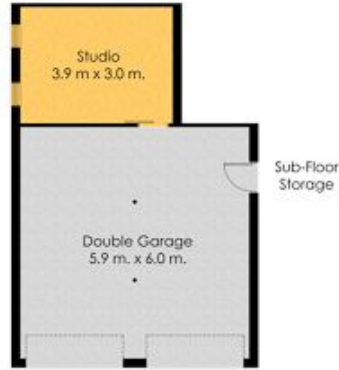
Features

- 3 Bedrooms, Master with Built in Robe
- Formal lounge room and sunroom
- Modern Updated kitchen
- Modern renovated bathroom
- Polished floorboards

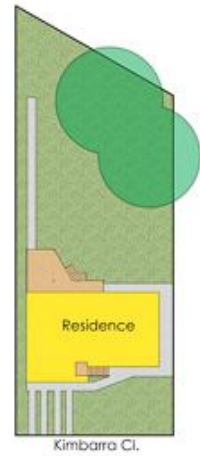
<https://www.crawfordrealestate.com.au>



Upper Floor Plan
Total Internal Floor Area: 154 sqm.



Lower Floor Plan



Site Plan
Not to Scale



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