

# Your Agency



## 106 Grayson Avenue Kotara NSW

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This beautifully presented home is positioned in a prime pocket of Kotara adjacent Nesbitt Park. Featuring generous proportions throughout, this family friendly home simply needs a small cosmetic make over, which would transform it into a modern family home within a highly sought location.

- Offering exceptional value with an abundance of potential
- Sunny northerly aspect with lovely mature gardens
- Prized lifestyle location for young families
- Moments from sought-after schools, transport, parklands and Westfield Kotara

**Price** : \$ 730,000  
**Building Size** : 190 sqm  
**Land Size** : 632 sqm  
**View** : <https://www.youragency.net.au/sale/nsw/newcastle-region/kotara/residential/house/5913204>

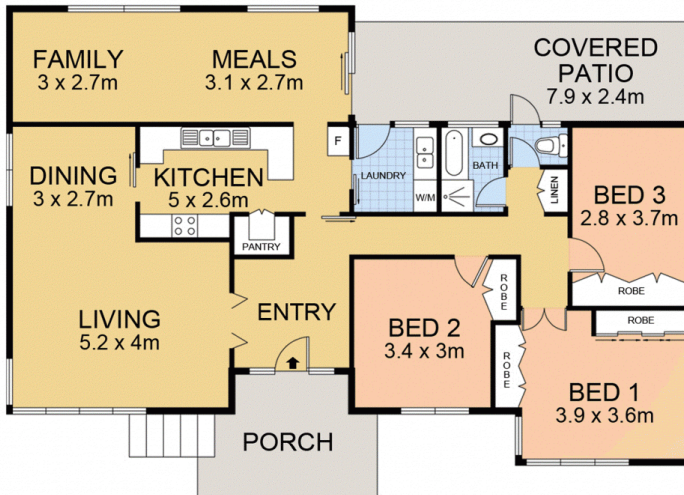
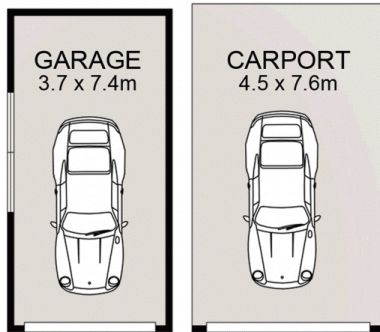


**Chris Rousos**  
02 4023 8440

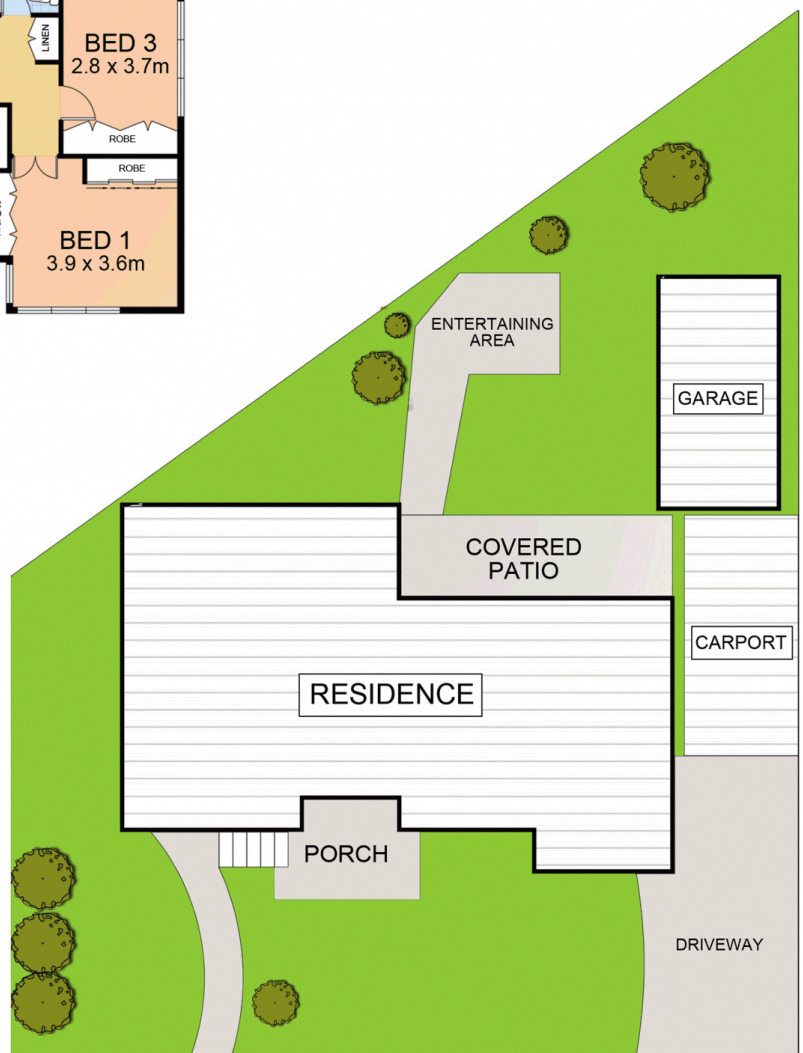


**David Caldwell**  
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**FLOOR PLAN**



**SITE PLAN**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



106 Grayson Avenue, Kotara

APPROX. TOTAL FLOOR AREA 190M<sup>2</sup>