

# Your Agency



## 19 Wallace Street Kotara NSW

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This delightful cottage is the perfect home to get started on the property ladder!

Situated in a cul-de-sac directly opposite a gorgeous leafy reserve with playground equipment, it's the perfect spot for the kids to play whilst parents relax in the afternoon with a quiet drink on the front deck.

- Oversized family room with rear sunroom ideal for toy room or home office
- Plenty of scope to add value whilst adding your own finishing touches
- Close to Blackbutt Reserve, Kotara Shopping Centre, & New Lambton Public

**Price** : \$ 537,000

**Land Size** : 506 sqm

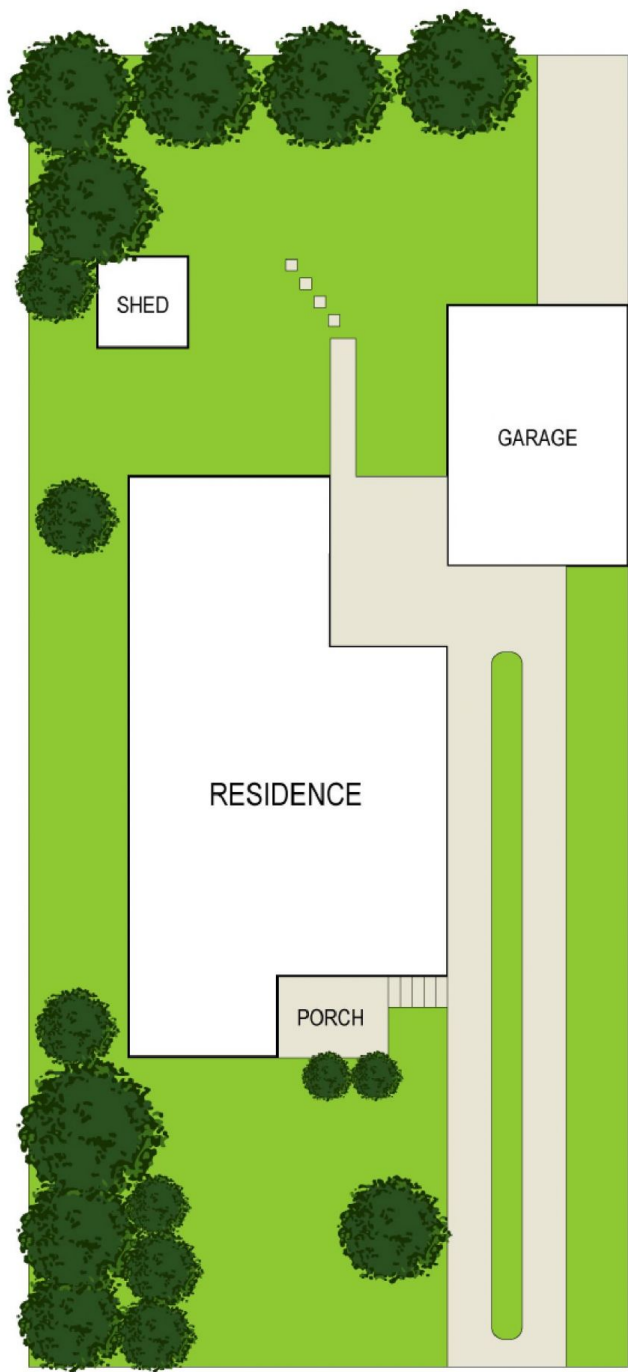
**View** : <https://www.youragency.net.au/sale/nsw/newcastle-region/kotara/residential/house/5913342>



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SITE PLAN



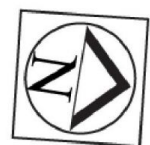
(NOT IN POSITION)



FLOOR 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



19 Wallace Street, Kotara

APPROX. TOTAL FLOOR AREA : 105.3M<sup>2</sup>