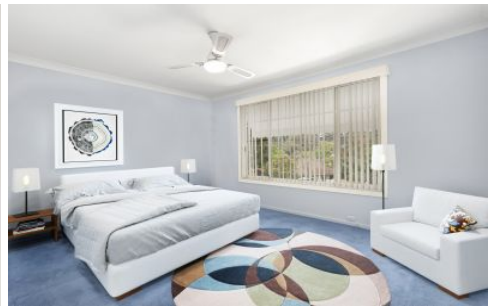


# Your Agency



## 27 Parkhill Parade Waratah West NSW

3 1 2

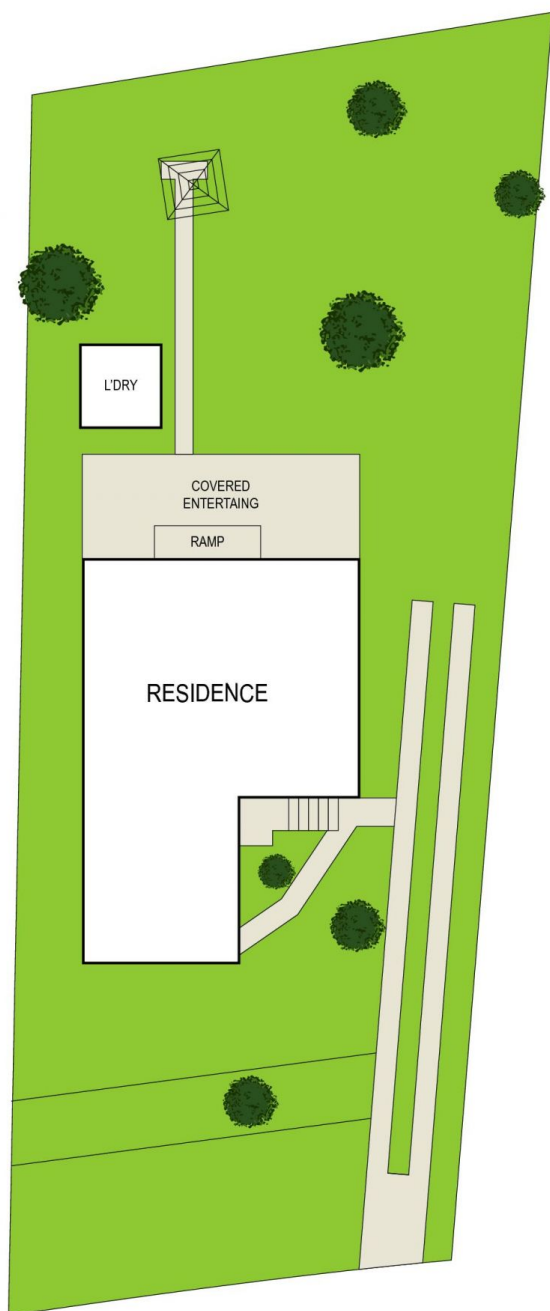
Set in an elevated position on the high side of the street, is this ideal first home or investment property! The property is extremely low maintenance being externally cladded, and it offers the new owners the chance to make it their own by making simple cosmetic changes, which will enhance the liveability whilst adding long term value to the property.

- Spacious eat in kitchen with adjoining formal lounge room
- Valuable under house storage, outdoor laundry, covered entertaining area
- Plenty of scope to add long term value through cosmetic changes
- Superb investment with proximity to the hospital and university

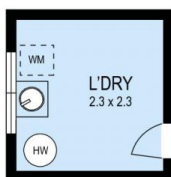
**Price** : \$ 480,000  
**Land Size** : 574 sqm  
**View** : <https://www.youragency.net.au/sale/nsw/newcastle-region/waratah-west/residential/house/5913361>



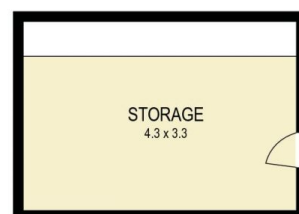
**David Caldwell**  
**02 4023 8440**



SITE PLAN



( NOT IN POSITION )



( 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



27 Parkhill Parade, Waratah West

APPROX. TOTAL FLOOR AREA : 108.2M<sup>2</sup>