



45 Grayson Avenue, Kotara

## Elevated Reserve-Side Living in the Heart of Kotara

Positioned in an elevated setting overlooking the leafy surrounds of Kullaiba Reserve, this beautifully presented two-bedroom home offers immediate comfort, character, and lifestyle convenience in one of Newcastle's most sought-after suburbs.

Warm timber floors, high ceilings, and a light-filled interior create an inviting atmosphere throughout. The practical floorplan connects the spacious living room, dining area and kitchen, while the renovated bathroom and separate laundry with second bathroom add everyday functionality. Plantation shutters, neutral finishes, and a fresh contemporary feel ensure the home is ready to enjoy from day one.

Outside, the generous backyard provides plenty of space for children and pets to play, while the freestanding garage offers secure parking, storage, or workshop potential. The elevated position captures a peaceful, leafy outlook, creating a sense of privacy and tranquillity rarely found so close to major amenities.

Convenience is front and centre here. Within a 3km radius, you'll find Westfield Kotara, Charlestown Square, Kotara Station, Joslin Street shops, HomeCo, and a selection of highly regarded schools.

2 2 1

### AUCTION

Thu 16th Jul @ 6:00PM

### VIEW

Sat 20th Jun @ 10:00AM - 10:30AM

### AGENTS

Lachlan Porter

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Shae Hartigan

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### AGENCY

LJ Hooker Lake Macquarie

(02) 4915 3800

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LJ Hooker

Newcastle's beaches, Honeysuckle precinct, and the CBD are all within easy reach, making this a location that continues to deliver exceptional lifestyle appeal.

For those looking to add further value, the generous parcel and flexible layout provide exciting scope to renovate, extend or further enhance the home in the future (STCA).

#### Property Features:

- Elevated position with leafy outlook across Kullaiba Reserve
- Fully renovated bathroom with heated towel rack
- Kitchen with gas cooking
- Spacious light-filled living room
- Separate dining area
- conditioning and gas heating
- Plantation shutters throughout
- High ceilings and polished timber floors
- Separate laundry with additional bathroom
- Covered rear patio
- Freestanding garage
- Large backyard with room to grow
- Opportunity to renovate or extend in the future (STCA)
- Preliminary concept plans available for a 4 bedroom extension
- Approx 15m frontage
- Conveniently located close to major shopping centres, schools, transport, and Newcastle's coastline

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

#### MORE DETAILS

Property ID	ZKHF7Q
Property Type	House
Land Area	556.4 m2
Including	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Storage

#### Lachlan Porter 0435 737 131

Sales Executive | Independent Contractor |  
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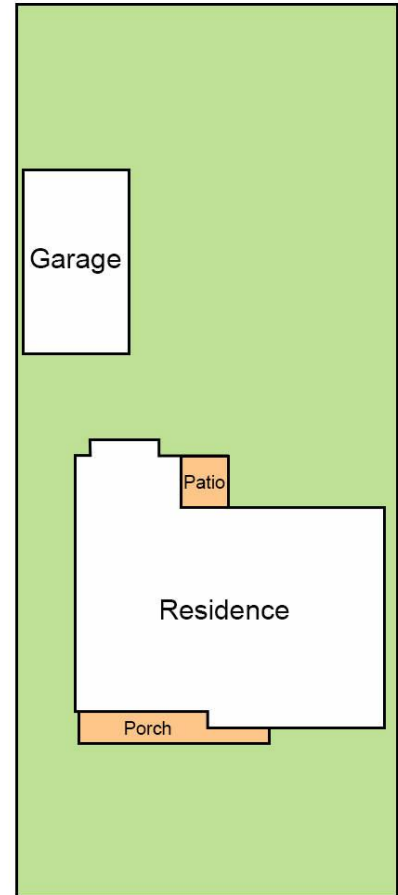
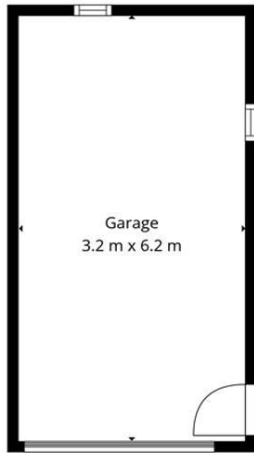
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\*SITEPLAN NOT TO SCALE\*



45 Grayson Ave,  
Kotara



Total Internal Floor Area: 88m<sup>2</sup>

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



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