



## 12 Branxton Street Waratah West NSW

4 2 1

Freshly refurbished and offering multiple living zones, this home on the high side of a quiet street in a desired suburb will inspire with its potential for families or investors.

Entry is into the welcoming main lounge with reverse cycle air conditioning, ceiling fan and elevated suburban views through generous windows. Walk through to the updated kitchen or to your formal dining room.

There are four bedrooms, all with built-in wardrobes, two with reverse cycle air conditioning and two with adjacent sitting/lounge rooms also with reverse cycle air conditioning.

The bathroom includes full size bath with shower over, vanity and toilet. A second WC is located with the internal laundry.

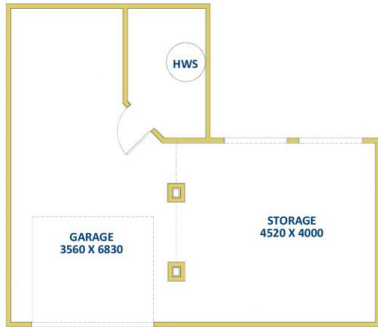
**Price** : \$ 765,000  
**Land Size** : 911 sqm  
**View** : <https://www.reecerealty.com.au/sale/nsw/newcastle-region/waratah-west/residential/house/7442107>



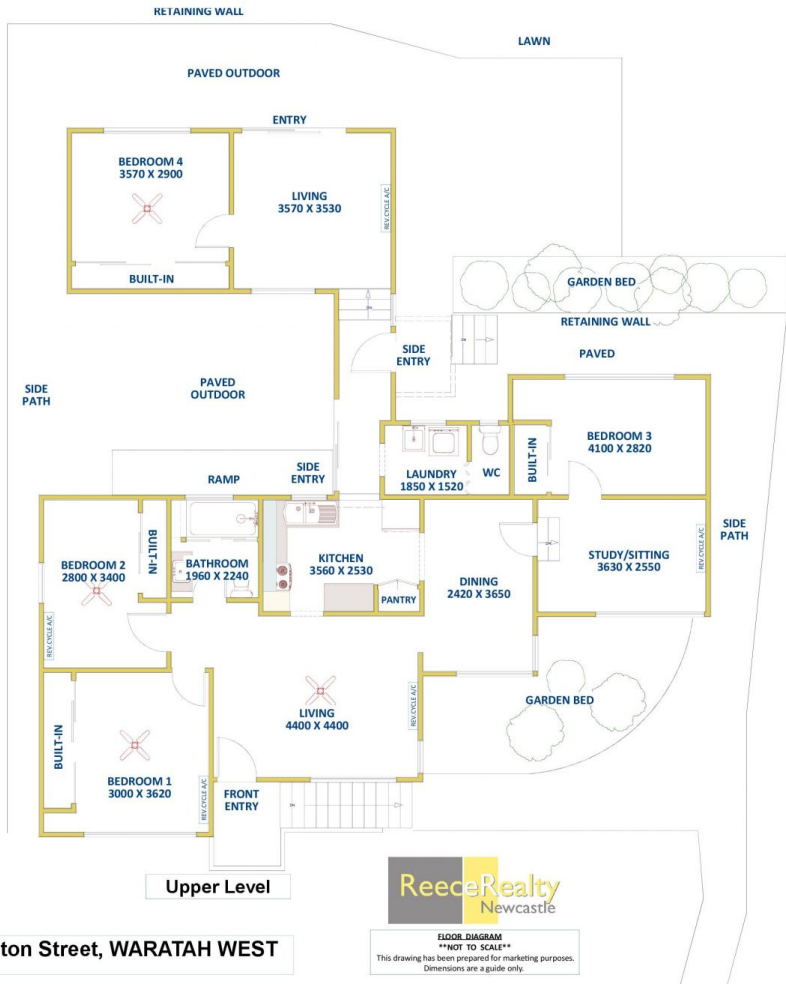
**Allen Reece**  
**02 4950 2025**



Site Plan



Lower Level



Upper Level

12 Branxton Street, WARATAH WEST



FLOOR DIAGRAM  
\*\*NOT TO SCALE\*\*  
This drawing has been prepared for marketing purposes.  
Dimensions are a guide only.