



# SOLD

## LIGHT-FILLED, 3-BEDROOM HOME ON A SPACIOUS BLOCK, POSSIBLY THE BEST IN THE WEST...

OneThreeProperty@realty Stockton is proud to present yet another amazing opportunity to market.

Welcome to 34 Leonora Parade, Waratah West 2298. The first impression of this home is one of warmth and style, the large windows hint at the bright and airy spaces within.

Step inside to a spacious open-plan kitchen and living area, where the large windows flood the space with natural light. The home features a cozy fireplace and has been freshly painted, giving it a modern and welcoming feel.

Consisting of three spacious bedrooms, with built-in robes, a functional bathroom featuring a separate bath and shower and, a separate toilet adding convenience and privacy.

A large single car garage offers secure off-street parking and added storage, all set on a generously sized block that provides plenty of outdoor space for relaxation or activities.

### LOCATION

Conveniently located just moments away from schools, shops, The Mater Hospital, Newcastle University and public transport, this home has everything you need right at your doorstep, making it perfect for young families, first home buyers, investors, or anyone looking to enjoy a vibrant and connected lifestyle.

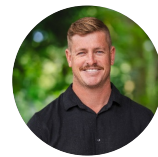
### PROPERTY FEATURES

- Fireplace
- Built-in robes
- Split system air-conditioning
- Freshly painted
- Freshly sanded floors
- Gas cooktop

3 BED | 1 BATH | 1 CAR

PRICE:  
\$850,000

OPEN FOR INSPECTION:  
N/A



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## 31 Leonora Parade Waratah West

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are the artist's impressions only. The site plan is not to scale.

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