



## 30 Bernice Crescent Waratah West NSW

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A delightful home is offered for sale for the first time in some 45 years.

Quiet sunny position with a northern aspect amongst similar quality homes.

Three bedrooms with flexible access between bedroom one and two that is ideal for a young family or someone requiring care.

Comfortable lounge and separate dining area adjacent to the kitchen that is not original.

Enclosed outdoor area that is adjacent to the private pool and large garaging.

For those seeking a home, you can walk to parks and playgrounds. It is also within walking distance to the University.

Also, 12 minutes drive to John Hunter Hospital and

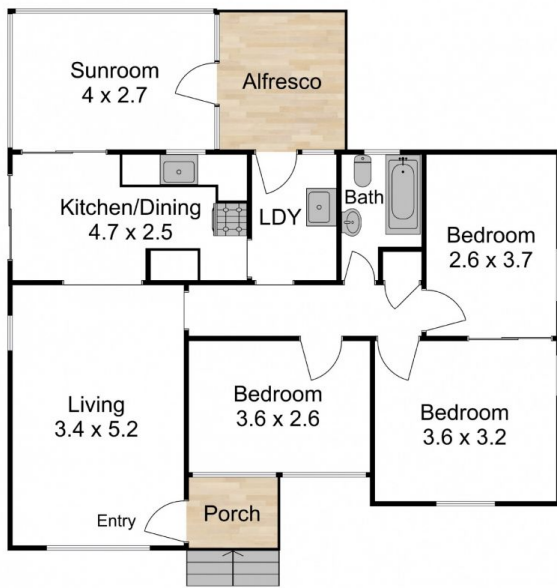
**Land Size** : 574 sqm

**View** : <https://www.street.net.au/sale/nsw/newcastle-region/waratah-west/residential/house/8016191>



**Andrew Walker**  
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**Site Plan**

**30 Bernice Crescent,  
Waratah West**

Measurements are approximate and are to be used as a guide only

**Street  
Property.**