



**6/42 Grayson Avenue Kotara NSW**

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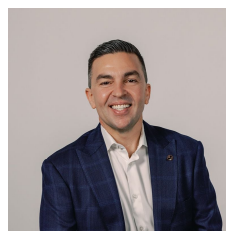
## The Property

Striking the perfect blend of modern style and practical family living, this brand-new architectural townhouse is positioned in one of Newcastle's most sought-after family neighbourhoods, just a leisurely stroll to Westfield Kotara, offering convenience at your doorstep.

Set at the rear of the complex in an elevated position, this home sits above its double garage, delivering a sense of privacy and basking in northerly light. The soaring 5.8m light well in the main open-plan living area floods the space with sunshine, creating an inviting atmosphere you'll love coming home to. The master bedroom, thoughtfully positioned on the main living level, feels like your personal

[For full version visit the website](https://www.street.net.au)

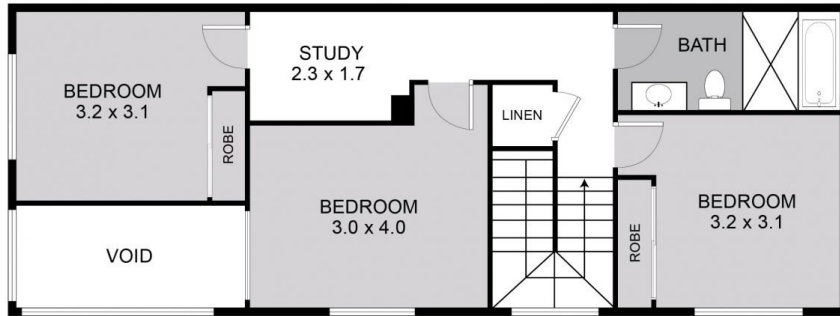
**Type** : Townhouse  
**Price** : Guide \$1,190,000 - \$1,250,000  
**Land Size** : 270 sqm  
**View** : <https://www.street.net.au/sale/nsw/newcastle-region/kotara/residential/townhouse/8316509>



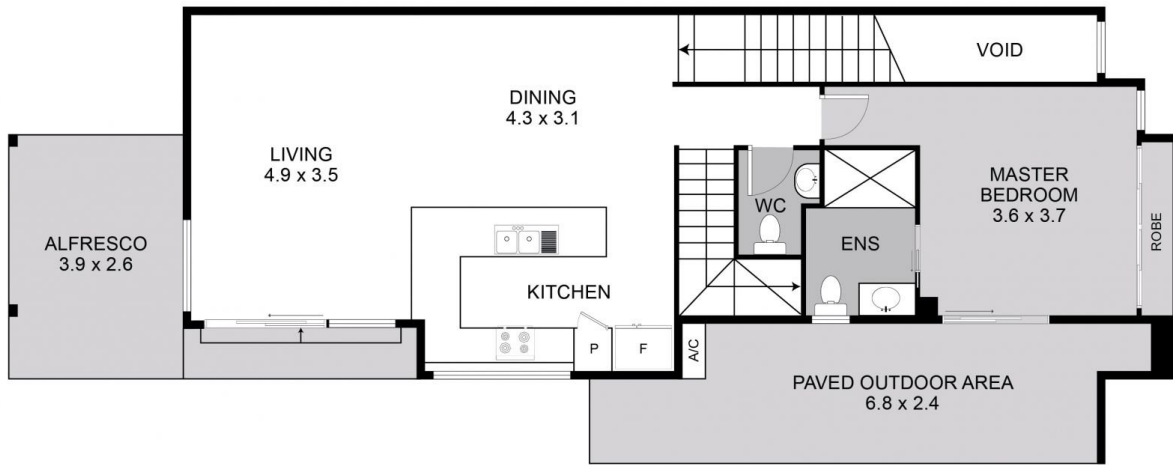
**Damon Sellis**  
02 4926 3933



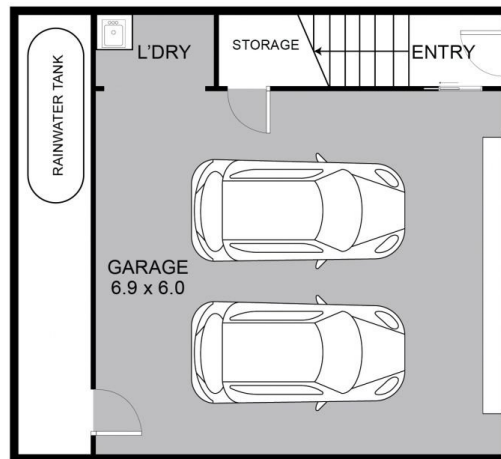
**Jess Kearney**  
02 4926 3933



UPPER LEVEL



MIDDLE LEVEL



LOWER LEVEL

Estimated Internal Floor Space: 153 m<sup>2</sup>



**6/42 Grayson Avenue, Kotara**

**DISCLAIMER:** The plans provided are for illustrative purposes only and do not form part of any legal document or title. They may contain errors, omissions, or inaccuracies and should not be relied upon as an exact reference. Interested parties are advised to conduct their own investigations using independent sources. Measurements are rounded to the nearest 100mm.

**Street Property.**