

**1/15 Ajax Avenue, Maryland, NSW 2287**

**Unit For Sale**

Thursday, 11 January 2024

1/15 Ajax Avenue, Maryland, NSW 2287

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 263 m2**

**Type: Unit**



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Charlie Lund

## Price Guide \$535,000 - \$565,000

There's plenty to like about this upgraded two-bedroom duplex, minutes from Wallsend. An ideal investment or a great home for couples and downsizers, the neat, chic abode enjoys a private backyard and ample light-filled space. The self-managed, two-lot strata scheme also means there are no strata levies while investors will appreciate a potential attractive rental return. An open-plan living area with a modern kitchen greets guests on arrival and steps away are two generously-sized bedrooms, both with built-in robes. Nearby, the original bathroom features a shower and separate toilet and you also have a sizeable single garage and shed. - Singles, couples, investors will like this beautifully-maintained, two-bedroom duplex- 1990s home comes with private, fully-fenced backyard, sizeable single garage, shed- Red brick abode is comfortably close to Maryland shops, Fletcher Village, Wallsend- Investors will love self-managed, two-lot strata scheme which means no strata levies - The home's estimated rental returns of \$480-\$520 per week are also sure to appeal - Plus all the hard work has been done for you with chic property upgraded throughout- There are new hybrid floating floors plus new carpet, paint, lighting, and roller blinds- Toshiba ducted air conditioning throughout and don't forget ample, light-filled space - A stylish open-plan living area is beyond front entry and offers peaceful garden views - New kitchen features soft-close drawers, Chef electric oven and cooktop, dishwasher- Two sizeable bedrooms are steps away, both with built-in robes, new carpet, blinds- Nearby bathroom is original yet very functional, with large shower and separate toilet- Easy-care private backyard comes with a secure Colorbond fencing plus a workshop- Extra-long single garage with internal access, a laundry with direct backyard access- Quiet street is minutes to Maryland Shopping Centre, Fletcher Village, Wallsend CBD- You're also mid-way between Maitland and Newcastle and near Hunter Expressway Council Rates \$1,700pa Water Rates \$751pa