

**1/23A Lee Crescent, Birmingham Gardens, NSW
2287**



Sold Townhouse

Wednesday, 23 August 2023

1/23A Lee Crescent, Birmingham Gardens, NSW 2287

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse

Contact agent

Freestanding to one side, this contemporary townhouse provides an exceptional haven in a prime lifestyle hotspot. Step beyond the doorstep to interiors that are modern, welcoming and easy to maintain. Open plan living encompasses a stylish kitchen downstairs while upstairs is devoted to three robed bedrooms and two bathrooms, including a master ensuite. A secure garage with laundry and wc plus an alfresco courtyard complete the home to give you the ultimate lock-and-leave package 1500m from the University of Newcastle and close to bus transport.* One of only two townhouses on a battle-axe block – privacy is assured* Tiled and spacious open plan living area kept comfortable by split-system AC* Sparkling kitchen featuring a breakfast bar and s/steel appliances, incl. dishwasher* Paved rear courtyard for relaxed outdoor dining and alfresco entertaining* Bedrooms are quietly placed upstairs, all have a mirrored robe and ceiling fan* The master bedroom is appointed with split-system AC and an ensuite* Main bathroom with bath and shower, handy wc on ground level* Catch a movie at the iconic Regal Cinema, just 650m from the door* 15 minute walk to Jesmond CBD, its eateries, tavern and shopping centre* 20 minute drive to Newcastle for buzzing restaurants, galleries and beaches Council Rates: \$1540 PA approx Water Rates: \$727 + Usage PA approx Strata \$2,528 PA approx Rental Potential: \$620 - \$670 PW Whilst LM Property has taken all care preparing this advertisement and the information contained has been obtained from sources that we believe to be reliable, Lisa Macklin Property does not represent, warrant, or guarantee the accuracy, adequacy, or completeness of the information. Lisa Macklin Property accepts no liability for any loss or damage resulting from reliance on this information and interested parties should make their own independent investigations.