

# 1/30 William Street, Jesmond, NSW 2299

## House For Sale

Wednesday, 20 March 2024

1/30 William Street, Jesmond, NSW 2299

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 712 m2**

**Type: House**



Luke Wilson  
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## **AUCTION \$700,000-\$770,000**

Discover the epitome of modern living in this meticulously crafted residence nestled in the heart of Jesmond. Boasting a prime location and a plethora of features, this property presents an exceptional opportunity for both homeowners and investors alike. This delightful abode offers flexible living with separate dwellings upstairs and downstairs. The upstairs (entry level) offers three bedrooms and one renovated bathroom, perfectly suited for comfortable family living. Vinyl floors and ducted air conditioning throughout ensure comfort and style seamlessly intertwine in every corner. The allure of this property extends beyond its interior, as it sits proudly on a large 712m<sup>2</sup> block, beckoning with potential for expansion or additional development, subject to council approval. Imagine the possibilities, including the potential for a granny flat to enhance your lifestyle or generate additional income. Downstairs, a separate kitchen and a spacious living area await, providing versatility and convenience for modern living. With a fully equipped bathroom completing the downstairs layout, this space offers the potential for a rental return of \$450 per week, presenting a lucrative opportunity for investors seeking dual income streams. But the allure doesn't stop there. Upstairs, the potential rental return increases to \$650 per week, highlighting the versatility and profitability of this exceptional property. Conveniently located in the sought-after suburb of Jesmond, this home is surrounded by an array of amenities including schools, shops, parks, and public transport options, ensuring a lifestyle of ease and convenience for its lucky residents. Whether you're seeking a family home with room to grow or an astute investment opportunity, 1/30 William Street, Jesmond, promises a lifestyle of comfort, convenience, and endless possibilities. Don't miss your chance to make this property your own - contact us today to arrange a viewing and secure your slice of paradise! - \$650 per week upstairs rental potential - \$450 per week downstairs rental potential - Large 712m<sup>2</sup> block of land with room for another dwelling STCA - 200m from Stockland Jesmond Shopping Centre - 4.1km to John Hunter Hospital - 2km to University of Newcastle Callaghan Campus - Jesmond Public School conveniently located across the road - 9km to bustling Newcastle CBD - Walking distance to bus routes travelling across Newcastle\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.