

1/38 Kitchener Parade, The Hill, NSW 2300

Unit For Sale

Wednesday, 17 April 2024

CENTURY 21.
Novocastrian

1/38 Kitchener Parade, The Hill, NSW 2300

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Robert Russell
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Preview

Situated in a complex of only 8 units, this ground floor unit possesses easy access from its adjoining lockup garage. Upon entry, one is greeted via a combined spacious lounge/dining. An updated kitchen presents in neutral tones with ample cupboard space. Dual covered balconies are accessed via the main living area and the master bedroom, respectively. Both bedrooms possess spacious built-in robes. Central bathroom divides the two bedrooms and offers sperate shower and bath. Positioned on the high side of the street, the property enjoys a pleasant, elevated outlook and enjoys all the conveniences of the inner-city lifestyle that lays at its doorstep. The property has possessed a strong rental history up until recently and a as result would suit investors in addition with downsizers or first home buyers alike. Zoning: R3 Medium Density Residential Council: Newcastle Land Rates: \$1732pa approx Water Rates: \$760pa approx Strata Levies: \$3212pa approx 'PREVIEW' This means the property has just been listed and is in the first weeks of marketing. If you inspect the home, you will be amongst the first buyers to view the property. The sellers have not yet formally set a price for the property as they want to obtain feedback from the market prior to promoting a price. Century 21 will provide you with information on recently sold properties in the area whilst the property is being promoted for sale by Preview. You can definitely buy a property during the 'Preview' promotion, there is no barrier to making an offer to purchase the property. The seller can accept an offer at any time. We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. Photos maybe digitally edited and include virtual furniture.