

**1/4 Bailey Street, Adamstown, NSW 2289**

**Salt**

**Villa For Sale**

Friday, 1 December 2023

1/4 Bailey Street, Adamstown, NSW 2289

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



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**\$645,000 - \$685,000**

Nestled in an ideal location that screams convenience, this two-bedroom villa, at the end of the row of three homes, is a low maintenance haven that beckons to first-home buyers, savvy downsizers, and astute investors alike. The heart of this home is the electric-equipped kitchen, anchoring the lounge room upfront and the dining area at the rear, creating a seamless space for entertaining. Modern comfort and style are brought to life with updated flooring and ducted air conditioning, while exposed brick walls infuse the home with character. This property boasts a proven rental history with a reliable tenant in place, making it a compelling investment opportunity. However, for those envisioning it as their own residence, there's ample room for personalisation and the infusion of your unique style. With the Fernleigh Track practically your rear neighbour—a 15km shared pathway leading to Belmont—this home is a haven for walking and cycling enthusiasts. Its location is nothing short of superb, being a mere hop, skip, and jump away from St. Pius X school and Westfield Kotara. From beach days to mountain bike riding and bush walking in Glenrock, games of golf or lawn bowls, and effortless access to shopping and dining options, everything is within easy reach from this address. - End of row villa in small strata of just three homes - Separate lounge and dining areas anchored by kitchen with electric hob - Two robed bedrooms share a bathroom with bathtub, shower and separate w/c - Covered alfresco and easy up-keep courtyard garden for alfresco enjoyment - Ducted a/c keeps things comfortable year round - Single garage offers internal access into home, extra driveway parking - 350m to Adamstown Station, 4.3km/7mins to The Junction, 7km/10mins to Merewether Beach - 1km to Westfield for shopping, rooftop dining and Event Cinema