

**1/50 Moore Street, Birmingham Gardens, NSW, 2287**

**Raine&Horne.** CELEBRATING **140YRS**  
1883-2023

## Townhouse For Sale

Thursday, 1 June 2023

1/50 Moore Street, Birmingham Gardens, NSW, 2287

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Craig Fennings  
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## **Ideal Investment Opportunity!**

This well-maintained townhouse presents an excellent opportunity for investors seeking a hassle-free addition to their portfolio. Its proximity to Newcastle University, Callaghan Campus makes it an attractive choice for tenants, offering convenience and accessibility.

### Features:

- Spacious and inviting two-bedroom townhouse
- Downstairs features an air-conditioned open plan lounge, dining and kitchen area
- Private courtyard perfect for relaxing or entertaining
- Convenient powder room on the ground floor
- Versatile 2nd bedroom or study with a built-in robe for added storage
- Separate laundry for your convenience
- Single garage to securely park your vehicle
- Upstairs features air-conditioned main bedroom with ample space and natural light
- Ensuite bathroom for added privacy and convenience
- Built-in robe in the main bedroom for all your storage needs

### Investment Opportunity:

- Currently occupied by a reliable tenant with a lease in place until July 2023
- Benefit from immediate rental income
- Popular location among university students, ensuring consistent demand for rental properties

Don't miss out on this fantastic investment opportunity! Contact us today to arrange a viewing.