

1/6 Brown Street, Adamstown, NSW 2289

Sold Unit

Saturday, 19 August 2023

1/6 Brown Street, Adamstown, NSW 2289

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 136 m2

Type: Unit



Chasse Ede

0240814702

\$682,000

In a boutique collection of just five residences, this street-facing townhouse offers light-filled low maintenance living in a superb location. At the end of the street, you will find the Fernleigh Track – a 15km shared pathway to Belmont that's fantastic for walking or cycling. The popular Fernleigh Café is just around the corner and Westfield Kotara's shopping, rooftop cinema and eateries are just five minutes from home. There's no denying the brilliance of this lifestyle setting. Inside, the light-filled interiors are bright and spacious with an open plan living area on entry and two decks and a courtyard extending the space for outdoor relaxation. Convenience is high too with a ground floor w/c, and air-conditioning providing climate control. Enjoying the solitude of the upper level, two robed and carpeted bedrooms share a smartly renovated full-size bathroom. Busy singles and couples will love the low maintenance aspect of this townhouse, while for investors this home has a long and solid rental history currently returning \$480 pw.- Street facing townhouse in a boutique setting of just five homes- Spacious open plan living/dining with outdoor flow to two decks and courtyard- Roomy kitchen offers plenty of storage and prep space plus electric stove- Two carpeted bedrooms each with a built-in robe and ceiling fan- Smartly renovated full size bathroom with bath and shower; handy second w/c- Own driveway and single garage with convenient internal access into home- Zoning Adamstown Public, Kotara High, moments to St Pius X and St Columba's- 2mins to Adamstown Station, 5km/7mins to The Junction, 7km/10mins to Merewether Beach Outgoings: Council Rates: \$1,608 approx. per annum Water Rates: \$727.2 approx. per annum Strata Rates: \$960 approx. per quarter This property is being sold under the Online Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.****Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.