

1 Alder Crescent, Gateshead, NSW 2290

House For Sale

Saturday, 15 June 2024

1 Alder Crescent, Gateshead, NSW 2290

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 651 m2

Type: House



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\$640,000 - \$704,000 Friendly Auction

Auction Location: Novotel Newcastle Beach | 5 King Street, Newcastle NSW 2300 Positioned on an expansive corner block, 1 Alder Crescent provides a fantastic opportunity to secure your first home or an ideal investment by adding to your property portfolio. The kitchen is well-appointed with gas cooking, a range hood, and a dishwasher, with the eat-in dining area positioned adjacent. The air-conditioned living area provides comfort year-round, and the convenient upstairs loft space offers an additional room that could be used as an office or for extra storage. The home features three bedrooms, all with mirrors built-in robes and is supported by the main bathroom with stylish bathtub and separate shower. Situated on a corner block, the property offers a fully fenced yard. The rear timber deck is an ideal spot for outdoor entertaining, while the single garage with side access provides storage and parking space. The laundry is located in the garage along with an additional shower and WC. Located moments from the Pacific Highway connecting you to Charlestown Square, iconic Redhead Beach plus the M1 Motorway to Sydney and the Newcastle Inner City Bypass.

- Three-bedroom, one-bathroom home - Modern bathroom with freestanding tub - Corner block with fully fenced yard - Comfortable living room with air-conditioning - Functional kitchen and meals area - Single garage with additional shower and WC - Additional loft area - great for extra storage - Central location close to Charlestown

Square Outgoings: Council rates - \$1,947 p.a. approx.* This property is being sold under the 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. 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. Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.