

**11/102 Bridge Street, Waratah, NSW 2298**

**CENTURY 21**  
Novocastrian

**Sold Unit**

Tuesday, 30 April 2024

11/102 Bridge Street, Waratah, NSW 2298

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Robert Russell  
0249436333

**\$355,000**

Welcome to your new home in the heart of the city! This secure top floor unit is located in a complex of 17 units, presenting an enticing proposition for both first-home buyers and seasoned investors alike. Offering updated modern kitchen with ample bench space, open plan living and dining, functional bathroom with opportunity to possibly create internal laundry. Generous master suite includes built-in robe and Juliette balcony. Single carport offers off street parking. Strong rental history with most recent return of \$330 per week equating to an approx. gross return on investment in the vicinity of 5%. Alternatively fantastic opportunity for absolute entry level real estate price wise for any young first home buyer. Positioned close proximity to: Waratah train Station Waratah Shopping Village Mater and John Hunter Hospitals The University of Newcastle Zoning: R2 Low Density Residential Council: Newcastle Land Rates: \$1492pa approx Water Rates: \$789pa approx Strata Levies: \$2328pa approx Potential Rent: \$330pw approx 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.