

# 13/70 Wolfe Street, The Hill, NSW 2300

## Sold Apartment

Wednesday, 23 August 2023

13/70 Wolfe Street, The Hill, NSW 2300

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 399 m<sup>2</sup>

Type: Apartment



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**\$3,925,000**

Contact us for your private inspection. Setting a new precedent for apartment living in Newcastle, this mega-penthouse offers a 399sqm on title. Delivering a fully freshly painted, four-bedroom, three-bathroom, triple-garage home with solidarity and warmth. 'Aventine' is a low-rise complex yet its elevation on The Hill gifts you the feeling of living in a 'skyhome.' It boasts a friendly community and resort facilities of an outdoor pool and spa. This incomparable penthouse boasts cinematic views sweeping across the city from mountain-to-harbour to-ocean. Floor to ceiling glass allows for optimal observation of the city's iconic sights including Nobbys Headland, Christ Church Cathedral, and all the action of Newcastle's busy working port. Stepping out of the lift into your whole-floor retreat, the penthouse's superb design provides seamless connection between indoor and outdoor living and the surrounding coastal environment. The exceptional floorplan delivers as much freedom and space to live in as any large house, coupled with the excitement of living in proximity to the city, beaches and harbour. The layout also conveys an underlying commitment to functionality. Spacious lounge and dining rooms flow together and outdoors to an oversized north facing terrace. The open plan family room and kitchen also share the easy connection outside making entertaining a breeze, while also encompassing a study area for that all important work-from-home zone. The oversized master suite ensuite – that includes a shower with a view – rests in a zone of its own promising a sense of privacy, and you won't be short on storage either within the apartment itself, or in the separate storage room at the back of your triple garage. Stroll 150m down the hill to the ground-breaking East End Village for your morning coffee at Mister Sister, a grocery shop at Woolies Metro, or dinner or a drink at Oh My Papa or the swish new QT Newcastle. Alternatively grab your towel and swimmers and run to Newcastle beach or the Bogey Hole or walk along the harbour foreshore to Honeysuckle. This is a superb heart of the city location with an unbeatable home and lifestyle to match. - Fully freshly painted throughout the apartment- Granite and timber kitchen appointed with gas cooktop, wall oven & dishwasher- Three marble finished bathrooms with heated towel rails- North facing terrace with louvred roof, gas outlet, power, and water- Second terrace on NE corner accessed from family room and master suite- Triple car garage plus storeroom allocated in secure undercover car park- Ducted air-conditioning to keep things comfortable, ducted vacuuming- Built-in robes to all bedrooms, an amazing amount of storage- Under floor heating- Walk to the city and harbour, East End Village, Darby Street, King Edward Park- Short stroll to Newcastle East Public School and Newcastle Grammar

Outgoings: Council Rates: \$2,028 approx. per annum  
Water Rates: \$701.34 approx. per annum  
Strata Rates: \$22,000 approx. per annum

\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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