

**1,3,4,13/36 Abel Street, Wallsend, NSW 2287**

**Townhouse For Sale**

Tuesday, 12 March 2024

1,3,4,13/36 Abel Street, Wallsend, NSW 2287

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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## Price Guide on Request

Selling Units 1, 3, 4, and 13 Not your everyday home, these four irreplaceable townhouses were designed to tread lightly on the environment and are filled with a breathtaking array of reused and recycled materials, delivering a bold blueprint created for urbanites who demand sophistication and smart solutions to everyday living. Lovingly sourced natural materials are on display throughout, with walls rendered with venetian and lime plaster and insulated with sheep wool and woodfiber board, staircases made of merbau, a provision for sauna in main bathrooms, and quality tiles to the bathroom. The kitchens exude class with black cabinetry warmed by timber and further enhanced with premium Euromaid appliances. Bedrooms are positioned upstairs, setting the scene for restful sleep, with each placed near one of the homes two bathrooms. A ground floor powder room further elevates the level of convenience. Impossible to replicate, these homes also have a handy location up their sleeve with Elmore Vale, Wallsend and Jesmond Shopping Centres nearby along with regular city-bound bus transport. Travel into the CBD within 20 minutes for vibrant nightlife, a strong café culture, beaches, and galleries- High-impact, low-footprint townhouse finished with an inspired palette of natural materials - Fluid open plan design with exposed timber rafters and easy flow between indoors and out - Gorgeous kitchen featuring a recirculating range hood and modern appliances - Three bedrooms supported by two bathrooms, including a master ensuite - Bathrooms feature quality hardware, the main features a standalone bath and sauna - Handy ground level toilet; lock-up garage with internal entry - Timber has been used extensively throughout the property - Barn sliding doors and arched doorways and doors add another level of character to the interior - Unit 1 enjoys a private balcony off the master bedroom,- Unit 4 includes a useful study nook - Straightforward 7km drive to the John Hunter Hospital - Within 7km of New Lambton village and Lambton park, pool, and pubs - Quick drive to the bypass and expressway for major arterial routes \* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.