

**18/75 King Street, Newcastle, NSW 2300**

**Apartment For Sale**

Friday, 19 January 2024

18/75 King Street, Newcastle, NSW 2300

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ryan Houston  
0400377424



Gabrielle Coleman  
0447335602

## Guide \$570,000 - \$610,000

In the beach end of town, only a stone's throw from the vibrant nightlife of inner Newcastle - with its funky bars, fine dining, and artsy coffee shops - sits this light-filled one bedroom apartment, one of only 19 in its building. Positioned on the airy third floor and featuring a streamlined kitchen and bright, open plan living, this well-located apartment offers a total lifestyle transformation. Perfect for both singles and couples, the generously proportioned bedroom enjoys a large built-in-robe. From here, an open plan layout flows to a modern kitchen and meals area, where you'll find sleek stainless-steel appliances including a dishwasher and gas cooktop, ready to serve all of your culinary needs. The adjoining spacious lounge features a perfectly positioned air-conditioner and large slider to the balcony, flooding the living room with natural light and providing year-round climate comfort - and whether you're looking to sip your morning coffee or set up your yoga mat, the alfresco balcony will be your go-to spot in any weather. Adjacent is a bonus work or study from home space lit by a large picture window - north-facing to keep your home bright even throughout the winter. You'll also enjoy the fully equipped Euro laundry and modern bathroom with shower. Lift access, secure entry and a designated car space ensures you'll enjoy a hassle-free lifestyle, complemented by convenient light rail and bus options only a short walk away. Whether you prefer laid-back beaches, or the hustle and bustle of the city, this inner-city apartment offers it all. Surrounded by a blend of contemporary and historic architecture, you'll find a range of activities nearby to suit everyone's tastes, from coastal walks to elegant dining. It's the perfect move for first-home buyers, investors, or those looking to downsize in style. Don't miss the chance to own this secure, well-located residence, surrounded by the coastal liveliness of Newcastle's CBD. Features include:

- Well positioned and secure building allows you to lock up and leave without a thought.
- Good-sized bedroom with built-in-robe.
- Breezy open plan living area with air-conditioning and dual aspect windows flooding the apartment with natural light throughout the seasons.
- Streamlined kitchen with stainless steel appliances, dishwasher, and plenty of storage above and below.
- Alfresco balcony - the ideal spot for outdoor dining, morning yoga moves, or simply to relax with a glass of wine at the end of a busy day.
- Convenient Euro laundry and sleek modern bathroom with shower.
- Single secure car space and convenient lift access.
- Perfectly positioned within steps of the light rail, sandy beaches, indie cafés, and sophisticated restaurants.

To find out more about this property, please contact Ryan Houston and Gabrielle Coleman on 02 4926 0679

Outgoings : Water rates - \$764 per annum approx.\* Council rates - \$1,557 per annum approx.\* Strata rates - \$1,370 per quarter approx.\*

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.