

# 19 Dangar Street, Wickham, NSW 2293

## Sold House

Monday, 14 August 2023

19 Dangar Street, Wickham, NSW 2293

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 304 m2

Type: House



Dale Slater

0249260600

**\$1,500,000**

In the heart of inner-city Wickham and only a stone's throw from Newcastle Interchange, this property presents an exceptional opportunity to acquire a high-profile corner lot in one of Newcastle's most tightly held precincts. The building is currently tenanted as a display suite for Bowline Apartments until December 2023, yielding \$5.5k per month, after which time the brick home can be returned to its original use as a residential dwelling or developed for commercial and mixed-use. Whether you're wanting to reside in this vibrant harbourside neighbourhood, fit out the period home as a convenient commercial office while maintaining some of the charming original features, or undertake a two-storey mixed-use development with commercial space at ground level and up to two apartments above (STCA), the opportunities are limited only by your imagination. With a grocery store and lively café scene on your doorstep, Newcastle CBD within walking distance and exceptional access to light rail, train, and bus transport to take you to Sydney or Newcastle Beach, you might never get stuck in traffic again. - 303.6m<sup>2</sup> corner block (approx. 10.06m x 30.18m) - Zoned B3 Mixed Use allowing for commercial or residential use - North facing rear with off street parking for 2 cars - Ideal to be fitted out as medical, creative or financial suites etc. - Suitable for owner occupiers, developers or investors - 100m to café and grocery store, 500m to Newcastle Cruising Yacht Club, 850m to Marketown Shopping Centre, 1km to Honeysuckle restaurant precinct, 1.3km to Newcastle University city campus - Footsteps to light rail where you can jump on a tram and ride the 2.7km to the beach

Outgoings: Council rates - \$10,048.12 approx. per annum  
Water Rates - \$865.53 approx. per annum  
Lease expiry date: December 2023\*\*\*  
Health & Safety Measures are in Place for Open Homes & All Private Inspections

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