

# 2/1 Emery Street, Cardiff, NSW 2285

## Sold Villa

Tuesday, 17 October 2023

2/1 Emery Street, Cardiff, NSW 2285

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 216 m2**

**Type: Villa**



Alex Brooks

**\$640,000**

If you are looking to downsize but still have room for guests and all your treasures, this three bedroom, two bathroom villa is for you. Allowing for a relaxed lifestyle, this low maintenance home, with all you need but nothing and you don't, leaves you time for the things you love. There is a fabulous outdoor entertaining area for a wine with friends and just enough garden for a few fresh herbs and some colour in Spring but not so much as to make work when you want to relax!

Alternatively, if you are searching for your first home or an investment property, this villa is neat as a pin and has plenty of room for a couple or indeed a couple of couples if you are throwing in with friends to get your start in the property market! A quick and easy cosmetic update will add equity and give this solid home a bit more of a modern vibe – maybe add some do-it-yourself plantation shutters and update the bathroom tiles a little. The façade of this home is lovely and it already has lots of extras including built-in wardrobes and security screens and the open plan kitchen/living and dining space is just fabulous! For a young family this home is also ideal. Situated close to great schools, near to shops and very handy to parks and playing fields it is also spacious enough for mum and dad and a couple of kidlets. With a master bedroom boasting its own ensuite, blinds to all windows and built-in closets in all bedrooms this really is a lovely family home at a reasonable price in Newcastle's hot market.

- Modern brick and tile 3 bedroom, 1 bathroom property
- Master with ensuite and all bedrooms with built in-closets
- Open plan kitchen, living and dining space
- Large, covered alfresco area and small neat yard complete with garden shed
- Double lock up garage with additional car parking on driveway at front of property and internal access
- 450 metres of a 6 min walk to Cardiff Public, 1.6km to St Kevin's Catholic Primary and 1.7km to Cardiff High
- 4 mins to Cardiff shopping centre and RSL
- 5 mins to Warners Bay and the shores of Lake Macquarie
- 5 mins to Glendale shops, 8 mins to Charlestown Square
- 3 minutes to Wilkinson Park, Cardiff soccer, rugby and netball courts, skate park and scout hall for the children

Outgoings: Water rates: \$801.96 approx per annum  
Council rates: \$1,639.6 approx per annum  
Strata rates: \$2,421.70 approx per annum  
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