

2/61 Wood Street, Adamstown, NSW 2289

daltonpartners

Villa For Sale

Tuesday, 16 January 2024

2/61 Wood Street, Adamstown, NSW 2289

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Andrew McGavin
0413209505

For Sale \$650,000 - \$695,000

Lifestyle and location unite in this superb duplex, where a low-maintenance layout and a private courtyard are standout features. Given the home's level walk to Adamstown Village, Adamstown Station and Fernleigh Track it will appeal to a range of buyers, from first homeowners to downsizers and investors. Making the most of its easy-care two-bedroom design, it features a generous kitchen, a full-sized bathroom, and combined living/dining area with bay window. A single garage accessed internally and a laundry room with outdoor access are other desirable features. While placed in a quiet pocket, there's no denying this home's superb convenience with Merewether Golf Course, Westfield Kotara, and New Lambton all reached in a matter of minutes. * Single-level brick and tile duplex with a garage and extra driveway parking * Lawned front yard with privacy hedging plus a secure rear courtyard * Open plan living/dining connects to a modern north-facing kitchen * Both bedrooms include a robe; bathroom with bath and shower; separate WC* Minutes from the buzzing Adamstown shopping village and cafes* A few short blocks to popular Fernleigh Track for walking and cycling* Offers great appeal for a wide range of buyers or a solid return for investors Council Rates: \$1,620 PA approx Water Rates: \$702 + Usage PA approx Strata Levies: \$813 PQ approx Rental Potential: \$450 PW approx