

# 2/65 Prospect Road, Garden Suburb, NSW 2289

## Sold Unit

Friday, 6 October 2023

2/65 Prospect Road, Garden Suburb, NSW 2289

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 68 m2

Type: Unit



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**\$410,000**

This renovated property is just the prospect you are looking for...see what we did there? Currently rented at \$425/week until mid 2024, this one-level unit is a brilliant start to your property journey or a smart addition to your portfolio with its excellent return and low maintenance aspect. With a modern kitchen and bathroom, fresh beige carpets, engineered timber floorboards, a robed bedroom and a cute living space, this property is newly renovated, full of natural light and will be in high demand in a booming rental market. This sweet property would also make the perfect first home for those looking to make the financially astute decision to stop paying rent and invest in their future. While you are positioned in a tree-lined street and can hear the whip birds call, you are still just a few minutes from several premium shopping centres and dining precincts. When the weekend comes head to the Warners Bay Foreshore for a coffee, brunch and a walk along the lake or perhaps meet friends for a lazy lunch at The Junction or Beaumont Street and get in some retail therapy at Westfield Kotara of Charlestown Square. If you are more the outdoor adventure type - the Fernleigh Track, Glenrock Mountain Bike Trails and the beach are only 15 mins away! \*Light and bright, renovated one-bedroom unit \*Currently tenanted at \$425/week till mid 2024 \*Modern kitchen with stainless dishwasher and rangehood, engineered wooden floor and custom cabinetry \*Updated bathroom with sleek shower, modern tiles and vanity \*Covered car space and full laundry \*15 mins to Charlestown Square, 6 mins to Westfield Kotara \*15 mins to Kotara Station - catch the train to Sydney or Newcastle CBD \*7 mins to John Hunter Hospital, 13 mins to Newcastle University \*10 mins to Warners Bay waterfront cafes, retail and weekend markets \*15 mins to The Junction or Beaumont Street, Merewether or Bar Beach Outgoings Council Rates: \$1,495.20 approx. per annum Strata Rates: \$450 approx. per quarter \*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections 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.